

**AMENITY LAND  
AT  
NORTHFIELDS WAY  
CLAYHANGER  
BROWNHILLS  
WEST MIDLANDS  
WS8 7DT**



**A parcel of land  
extending to some 1.94 hectares (4.79 acres) or thereabouts  
with frontage to Wyrley & Essington Canal**

**FOR SALE BY INFORMAL TENDER**

**OFFERS INVITED**

**CLOSING DATE FOR OFFERS:  
MID-DAY FRIDAY 28<sup>TH</sup> JULY 2017**

## **Description**

A parcel of land, extending in all to some 1.94 hectares (4.79 acres) or thereabouts situated at Northfields Way, Clayhanger, currently used in part for grazing purposes.

The land has access from both Netherfields Way and Clayhanger Lane and does have the benefit of frontage to the Wyrley & Essington Canal.



It is understood that the land is currently classified as Green Belt.

The land does include the site of the former farmhouse and farm buildings to Swingbridge Farm towards the north-east boundary of the land.

## **Tenure**

The land is freehold, with vacant possession upon completion.

## **Future Development**

The Contract of sale will include a Development Uplift Clause to be applicable in the event of planning consent being obtained for a non-agricultural use, whereby a percentage of the uplift in value is reserved to the vendors and their heirs and successors.

## **Local Authority**

Walsall Council  
The Civic Centre  
Walsall  
WS1 1TP

Tel: 01922 650000

Email: [info@walsall.gov.uk](mailto:info@walsall.gov.uk)

## **Vendors Solicitors**

Knights (Ref: R Williams Esq)  
34 Cuppin Street  
Chester  
CH1 2BN

Tel: 01244 896600

Email: [richard.williams@knights1759.co.uk](mailto:richard.williams@knights1759.co.uk)

## **Viewing**

At any reasonable time in daylight hours when in possession of a copy of the sale particulars

Note: Caution should be exercised by persons viewing the ground in view of the uneven nature of the ground in parts. Appropriate footwear should be worn.

## **Easements, Restrictions and Outgoings**

The land is sold subject to any that may exist, whether specified in these particulars or not.

## **Method of Sale**

The property is offered for sale by informal tender, with offers to be made in writing to the Agent by noon on Friday 28<sup>th</sup> July 2017. All offers should be in a sealed envelope and clearly marked "Land at Clayhanger"

The offer should include the following information:-

- Purchase price;
- Full name and address of the intended purchaser;
- Proof of funding;
- Any conditionality or points requiring further clarification;
- Name and address of Solicitor.

It is proposed that contracts be exchanged within 14 working days of receipt of Contract documentation from the vendors solicitors with completion to be within twenty eight days of exchange of Contracts.

The vendors do not undertake to accept the highest or any offer.

## **Agents Notes**

**Gareth Holland & Co Ltd** have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1. All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
2. Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleave, tenure or any other covenants/conditions should be verified by the buyer's legal representative prior to exchange of Contracts.
3. Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these is included in the sale.
4. These details are for guidance only and do not constitute part of the contract of sale. Gareth Holland & Co Ltd are not authorised to give any warranties or representations (written or oral) in relation to the sale. Buyers are advised to seek clarification on any points of particular interest, prior to pursuing their interest in this property.
5. Alterations to the details may be necessary during the marketing.

## **LEGISLATION**

Due to a change in legislation from 1<sup>st</sup> March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents. Suitable identification should include either a current passport or new style driving licence with photo together with a utility bill for proof of address.

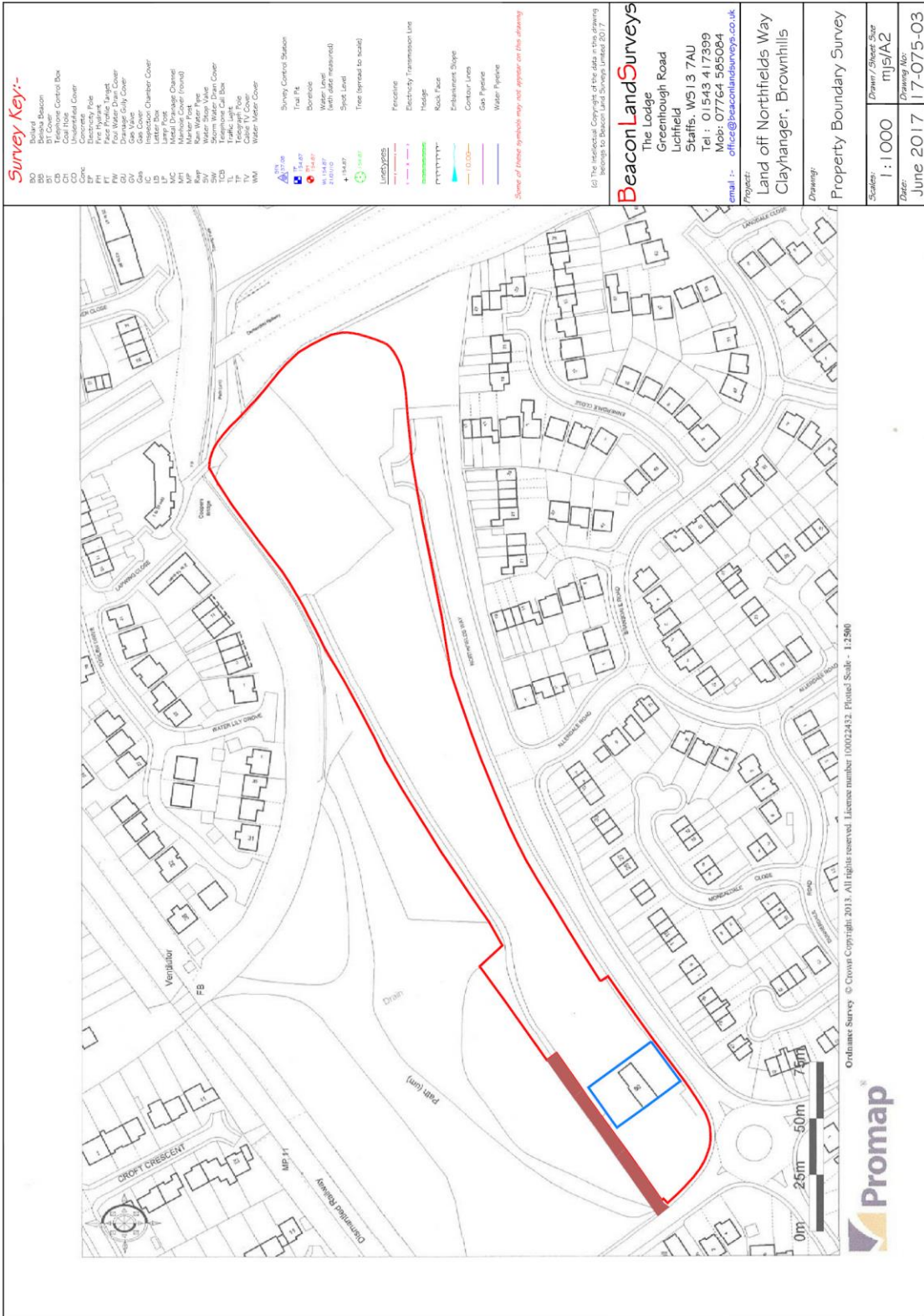
## ***NOTICE***

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Any intending purchaser should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Gareth Holland & Co. Ltd. has any authority to make or give any representation or warranty in relation to this property.

The Agent has not tested any of the services or installations to the property and so cannot verify that they are in working order. A buyer is advised to obtain verification from their Solicitor or Conveyancer.

References to the Tenure of the property are based on information supplied by the Vendor. Prospective purchasers should consult their own Solicitor for verification.

Plans and Maps: Plans and maps attached to these particulars are for identification purposes only. Prospective purchasers should check the Contract Plan for verification.



Not to scale – for identification purposes only