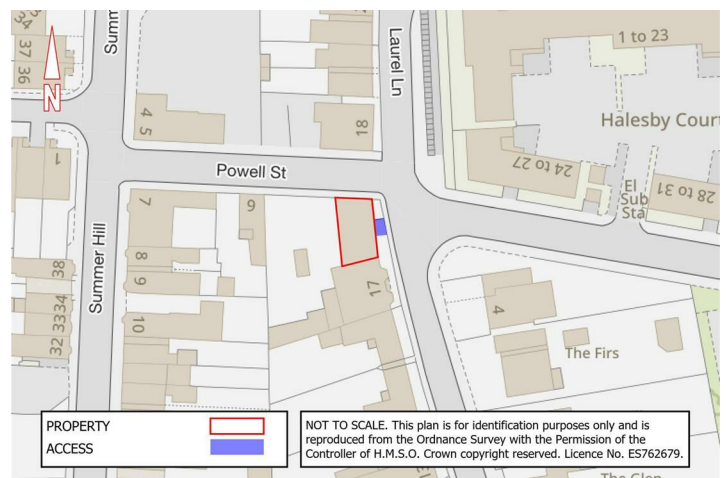




Halesowen Clothing Distributors, Adjacent to 17, Laurel Lane, Halesowen,
West Midlands, B63 3DA
Guide Price £60,000



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TO BE SOLD AT AUCTION ON WEDNESDAY 10TH SEPTEMBER 2025 BY COTTONS CHARTERED SURVEYORS - GUIDE PRICE £60,000 - £67,000 PLUS FEES - FOR SALE - A locally Listed Building used for warehouse purposes by Halesowen Clothing Distributors and now being offered for sale with vacant possession and situated close to Halesowen town centre. EPC = "G (281)" The property is set back from Laurel Lane and fronts Powell Street. The walled forecourt and stepped approach is held in the ownership of number 17 Laurel Lane.

ALL VIEWINGS VIA COTTONS ON 0121 247 2233

Email: auctions@cottons.co.uk

Website: <https://www.cottons.co.uk/>

ACCOMMODATION

The warehouse is planned on two floors and comprises:-

GROUND FLOOR: 6.43m x 11.82m

Including office, kitchen area and separate w.c.

FIRST FLOOR: 11.82m x 6.41m - 75.76 sq.m. (815 sq.ft.)

TOTAL GROSS INTERNAL AREA: 151.76 SQ.M. (1,633 SQ.FT.)

RATING ASSESSMENT:

Rateable Value (from 1st April 2023 to present): £4,200

Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

TENURE:

The property is held freehold but subject to a right of access to utilise the stepped approach (owned by 17 Laurel Lane) from Laurel Lane for the existing use only and in order to maintain the property. The extent of the freehold interest is detailed on the enclosed plan. Interested parties should liaise with their solicitors in this respect prior to purchase.

SERVICES AND APPLIANCES:

Mains electric, water and drainage are connected.

The Agents have not tested any apparatus equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

PLANNING HISTORY:

A planning application was made to convert the warehouse into a residential property. The planning application was refused on the 17th May 2024.

AGENTS NOTE:

The owner of 17 Laurel Lane will not allow access to the building other than for a warehouse use. (Thus is not

prepared to allow the existing access to be used for residential purposes). The owner of number 17 has also confirmed that they would not be prepared to sell any other land in their ownership for garden or car parking purposes. The owner has also requested that they do not wish to be contacted by any prospective purchaser in this respect.

ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co. reserves the right to obtain electronic verification of identity.

USEFUL LINKS FOR PROPERTY INFORMATION:

Find information about a property in England or Wales:

<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: <https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: <https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England: <https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:

<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>
<https://www.findmysupplier.energy>

Electric supply:

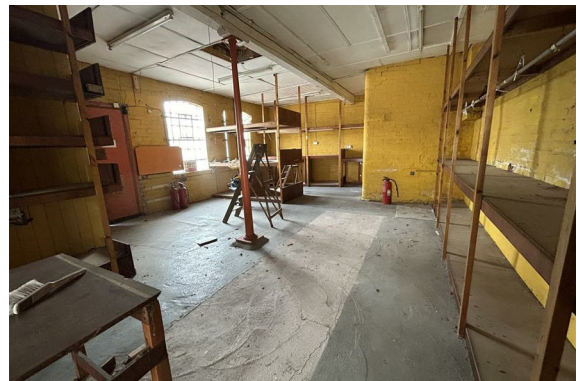
<https://www.energynetworks.org/customers/find-my-network-operator>
<https://www.nationalgrid.co.uk>

Water supplier:

<https://www.ofwat.gov.uk/households/your-water-company>
<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:

<https://consumercode.co.uk>



Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

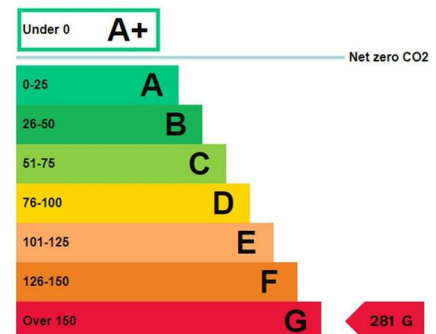
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



- Estate House, 821 Hagley Road West,
Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS



This property's energy rating is G.



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 18653101