PALACE

AUCTIONS · LONDON



LOT 26

Plot 4, Land to the Rear of 218 Dudley Road

ROWLEY REGIS · WEST MIDLANDS B65 8LB

GUIDE PRICE
£20,000+

FOR SALE BY AUCTION
Wednesday 28 October 2026, 1:00pm
Claridge's, Brook Street, Mayfair

Freehold	c. 5,200 sq ft	Vacant
TENURE	483 SQ M · 0.12 ACRES	POSSESSION ON COMPLETION

In the room · by telephone · by proxy · online

020 7101 3647 · palaceauctions.com

A freehold parcel of land of approximately 5,200 sq ft (0.12 acres) to the rear of 218 Dudley Road, close to Springfield Social Club, in an established residential area of Rowley Regis in the Black Country. Offered with vacant possession and a guide price of £20,000+.

The irregular plot lies behind the houses fronting Dudley Road, in the Metropolitan Borough of Sandwell, and is reached over adjoining land. It has no buildings, and no mains services are known to be connected. The land is sold without planning permission and may appeal to neighbouring owners seeking extra garden or amenity land, buyers needing parking or storage space, and long-term land investors, subject to any necessary consents.

Key Features

- Freehold parcel of land
- Vacant possession on completion
- To the rear of 218 Dudley Road, close to Springfield Social Club
- Access over adjoining land; check rights in the legal pack
- No planning permission; may suit garden, amenity, parking or storage use, subject to consents
- Approx. 5,200 sq ft (483 sq m / 0.12 acres), subject to survey
- No buildings and no known mains services
- Established residential area of Rowley Regis
- Rowley Regis station about 1.3 miles, Birmingham Snow Hill in about 16 minutes
- Unconditional contract: 10% deposit, completion 28 days

The Land

The land extends to approximately 5,200 sq ft (483 sq m / 0.12 acres), subject to measured survey. It is vacant, produces no income and has no accommodation.

Plot 4 is one of a number of plots into which a larger site has been divided, as shown on the layout plan. The boundaries are shown on the plans in the legal pack. Images and plans are for identification only. Buyers should check the title plan for the extent of the plot, along with any restrictive covenants and overage provisions.

Access

Access to the plot is over adjoining land. Before bidding, buyers should check the legal pack to confirm the nature and extent of any rights of way, whether those rights cover vehicles as well as pedestrians, and any obligation to contribute to maintenance.

Buyers should not assume that any roadway shown on the layout plan exists or that rights over it are granted, unless the legal pack confirms this.

At a Glance

Lot	26
Guide price	£20,000+
Tenure	Freehold
Possession	Vacant possession on completion
Site area	Approx. 5,200 sq ft / 483 sq m / 0.12 acres
Position	To the rear of 218 Dudley Road, B65 8LB
Planning	None
Access	Over adjoining land
Services	None known to be connected
Income	None (vacant land)
Local authority	Sandwell Metropolitan Borough Council

Location

Rowley Regis is a residential town in the Black Country, set beneath the Rowley Hills between Dudley, Halesowen and Oldbury. Springfield Primary School is on Dudley Road, Hawes Lane Surgery is about a third of a mile away, and there are local shops in Rowley Village.

Rowley Regis station and Old Hill station are each about 1.3 miles away, and Rowley Regis has around three trains an hour to Birmingham Snow Hill, taking about 16 minutes. Dudley town centre and Oldbury are each about 2 miles away, and Halesowen, Merry Hill shopping centre and Junction 2 of the M5 are within a short drive.

Viewing

Viewing is strictly by appointment with Palace Auctions. Please do not enter the social club's land or approach neighbouring residents. Viewers go at their own risk, and neither Palace Auctions nor the seller accepts liability for injury or loss.

Auction Information

Wednesday 28 October 2026 at 1:00pm
Claridge's, Brook Street, Mayfair, London W1K 4HR

Bidding in the room, by telephone, by proxy and online. Registration is required before the auction.

The lot is sold under an unconditional auction contract. Contracts exchange on the fall of the hammer, when the buyer pays a 10% deposit. Completion takes place 28 days after the auction. The legal pack is available from Palace Auctions and should be reviewed with a solicitor before bidding.

Planning

The land is offered without planning permission for any use or development, and the seller gives no assurance that permission would be granted. Other consents may also be required. The local planning authority is Sandwell Metropolitan Borough Council. Buyers should make their own enquiries before bidding.

Buyer's Costs

CHARGE	INC. VAT
Buyer's premium: 2% of the purchase price, minimum £2,000 + VAT	£2,400
Contract documents charge: £850 + VAT	£1,020
Total at the guide price	**£3,420**

Payable on the fall of the hammer together with the 10% deposit. The minimum premium applies to prices up to £100,000. Buyers also pay their own legal fees, searches, Stamp Duty Land Tax and Land Registry fees. Any VAT on the purchase price will be confirmed in the legal pack.

Guide & Reserve Prices

The **guide price** indicates the seller's minimum expectation at auction. The **reserve price** is the confidential minimum the seller will accept. It is not fixed when the guide is published, but is normally within 10% of a single-figure guide and will not exceed it by more than 10%. The guide price excludes buyer's costs, VAT on the sale price, SDLT and other taxes. Guide prices may change up to the day of the auction, and lots may be sold or withdrawn before the auction.

Plans



Layout plan. The wider site and its numbered plots, with Plot 4 at the south-eastern edge. Original scale 1:1250 at A4.



Aerial view. Plot 4 outlined in red, behind the houses fronting Dudley Road.



Ordnance Survey extract. Showing 218 Dudley Road and Springfield Social Club. Plot 4 lies to the rear of No. 218.

All plans and images are for identification only, are not to scale as reproduced and do not define boundaries. Refer to the title plan in the legal pack.

PALACE

AUCTIONS · LONDON

LOT 26 · PLOT 4, LAND TO THE REAR OF 218 DUDLEY ROAD, ROWLEY REGIS B65 8LB

For further information, the legal pack, to book a viewing or to register to bid, please contact the team

AUCTIONEER
Edward Swindells
edward@palaceauctions.com
07971 033276

SALES DIRECTOR
Tom Barrett
sales@palaceauctions.com
020 7101 3647

SENIOR NEGOTIATOR
Bridgett D Dickens
sales@palaceauctions.com
07843 656447

020 7101 3647 · Mobile/WhatsApp 07971 033276 · sales@palaceauctions.com · palaceauctions.com

Important notice. These particulars are a guide only and do not form part of any offer or contract. All descriptions, measurements, areas and distances are approximate and are given in good faith, but prospective buyers must not rely on them as statements of fact and should satisfy themselves by inspection, survey and their own enquiries. Images and plans are for identification only. No warranty is given as to planning, use, access, services or boundaries. Buyers are deemed to have read the legal pack, the conditions of sale and any addendum before bidding, and should take independent legal advice. Palace Auctions acts as agent for the seller.

Palace Auctions (London) Ltd · Head office 11 Old Bond Street, Mayfair, London W1S 4PN · Registered in England and Wales, company number 14567327
Member of The Property Ombudsman · TSI Approved Code · Listed on OnTheMarket and Rightmove Commercial