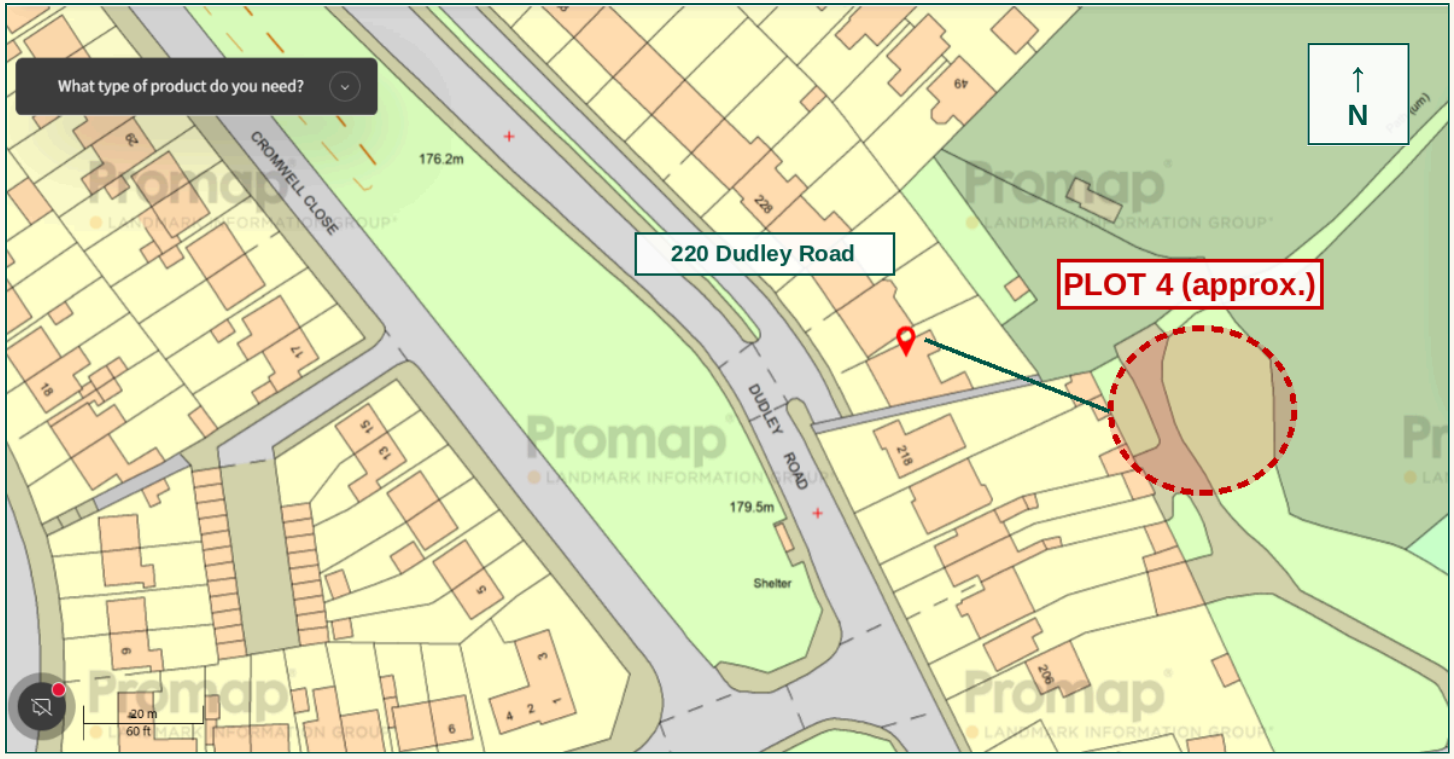
Plot Positioning Plan

Lot 26 · Plot 4, Land to the Rear of 218 Dudley Road, Rowley Regis B65 8LB

Auction 28 October 2026



Plot 4 at a glance

Area	c. 483 sq m (5,200 sq ft / 0.12 acres)
Position	Behind 218 and 220 Dudley Road, beyond their rear gardens
Approx. centre (GPS)	**52.4915, −2.0571** approximate – see accuracy note
Approx. centre (OS grid)	SO 9622 8818
Neighbours	Plot 5 (north-west), Plot 3 (south-east), site roadway (as laid out) to the north-east, house gardens to the south-west
Guide price	£20,000+

Aerial – Plot 4 outlined in red



Aerial view from the particulars (north is to the left on this image).

Notes

Plot 4 lies directly **east of (behind) 218 and 220 Dudley Road**, beyond the ends of their rear gardens, on the south-eastern edge of the wider site. The red dashed circle shows its **approximate** position on Ordnance Survey mapping; the exact boundaries are shown on the layout plan and title plan in the legal pack.

The plot is not reached from Dudley Road through the houses. Access is over adjoining land, and buyers must check the rights of way in the legal pack.

Base map: Promap (Landmark Information Group), Ordnance Survey mapping, search 220 Dudley Road, Rowley Regis B65 8LB, viewed 20 October 2026. Scale bar 20 m. © Crown copyright and database rights. For identification only – not to scale as reproduced and not a boundary plan.

Plot 4 – Layout and Guidance for Bidders

Lot 26 · Land to the Rear of 218 Dudley Road, Rowley Regis B65 8LB

Layout plan – Plot 4 at the south-eastern edge of the site



Original layout plan, 1:1250 at A4 (north is to the left – see the north point at top left). Plot 4 adjoins Plots 3 and 5, with the rear gardens of the houses fronting Dudley Road along its south-western side.

Side of Plot 4 (as laid out)	Approx. length
North-east side – onto the site roadway	c. 17 m
South-east side – boundary with Plot 3	c. 24.5 m
South-west side – rear of the Dudley Road gardens (stepped)	c. 5 m + 7.5 m + 12.5 m
North-west side – boundary with Plot 5	c. 30 m

Scaled from the 1:1250 layout plan and adjusted to the stated area of c. 483 sq m. Indicative only.

How to find the plot

1. Head for **218–220 Dudley Road, Rowley Regis B65 8LB** (B4171), between Springfield Social Club and the junction with Cromwell Close.
2. Plot 4 lies directly behind (east of) Nos. 218 and 220, beyond the ends of their rear gardens, at the south-eastern edge of the site.
3. The approximate centre is **52.4915, −2.0571**, which can be entered in Google Maps to see the area on the satellite view.
4. **Viewing is strictly by appointment with Palace Auctions.** Please do not enter the social club's land, go through private gardens or approach neighbouring residents.

Accuracy and important notes

Accuracy: the GPS and grid position of the centre is approximate – to within about **±20–25 m** – because the layout plan is not drawn on the Ordnance Survey grid. It is intended to help bidders understand where the plot is, not for setting out.

Boundaries: this is not a boundary or measured plan. The extent of Plot 4 is defined by the title plan in the legal pack, which prevails. HM Land Registry boundaries are general boundaries only.

Access: the plot is reached over adjoining land. Bidders should not assume that the roadway on the layout plan exists or that rights over it are granted, and should check the legal pack for rights of way, vehicle rights and maintenance obligations before bidding.

Planning: no planning permission. Any use or development is subject to consents from Sandwell Metropolitan Borough Council.

Sources

Lot 26 sales particulars (layout plan, aerial and Ordnance Survey extract); Promap (Landmark Information Group) Ordnance Survey mapping, 20 October 2026; Royal Mail postcode centroid for B65 8LB (202–248 Dudley Road) via zestate.co.uk. © Crown copyright and database rights.