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PALACE AUCTIONS

LONDON



Plot 30, Rowley Regis

REAR OF SPRINGFIELD SOCIAL CLUB • DUDLEY ROAD • ROWLEY REGIS • B65 8PX

*A freehold plot of about 500 sq m, just metres from Springfield Social Club,
in an established residential part of Rowley Regis in the Black Country*

GUIDE PRICE*

£20,000

*Plus buyer's premium. See Important Notices.

AUCTION

Wednesday
28 October 2026

1.00pm • Unless sold prior

VENUE

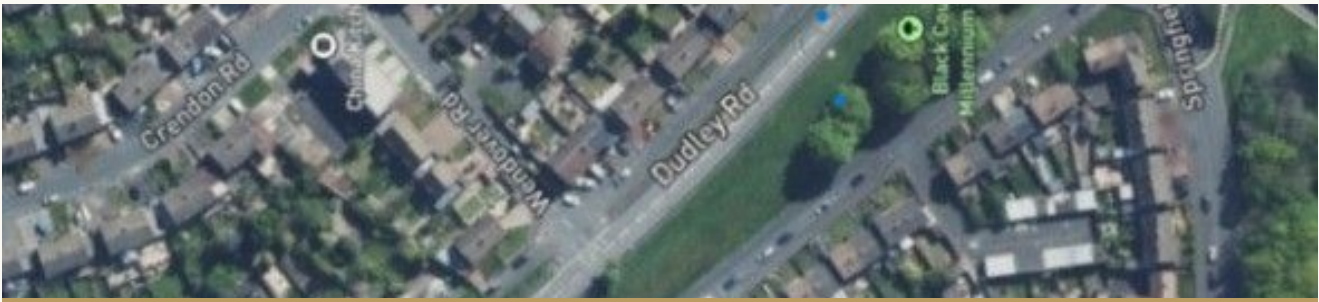
Claridge's

Brook Street, Mayfair, London W1K 4HR

THE LAND

A freehold plot in Rowley Regis

Plot 30 lies at the eastern end of a 42-plot field off Dudley Road, just metres from the rear of the Springfield Social Club building.



500	5,382	0.12	Freehold	Vacant
SQ M (APPROX.)	SQ FT (APPROX.)	ACRES	TENURE	POSSESSION

Description

Palace Auctions is instructed to sell Plot 30, a freehold plot of land off Dudley Road in Rowley Regis, lying just metres from the rear of the Springfield Social Club building. It extends to approximately 500 sq m (5,382 sq ft or 0.12 acres), subject to measured survey, and is offered with vacant possession on completion.

Plot 30 is one of 42 plots laid out across a field between the houses of Dudley Road and the Rowley Hills. It sits at the eastern end of the field, close to the social club and the site entrance. It is a separate lot from Plot 4 (Lot 26) in the same field.

The land has no planning permission. To the north, Sandwell Council approved detailed plans in 2023 for 278 homes on the former Edwin Richards Quarry; that permission does not extend to this plot, and Palace Auctions gives no assurance that permission would be granted for Plot 30.

KEY FEATURES

- ◆ Freehold plot of about 500 sq m (5,382 sq ft) STMS
- ◆ Vacant possession on completion
- ◆ Just metres from the rear of Springfield Social Club
- ◆ Eastern end of a 42-plot field, near the entrance
- ◆ Established residential area of Rowley Regis
- ◆ Next to the approved 278-home quarry scheme
- ◆ No planning permission; any use subject to consents
- ◆ Unconditional contract, completion 28 days

PLAN & LOCATION

The site and its setting



SITE AND SOCIAL CLUB · DUDLEY ROAD



LAYOUT PLAN · PLOT 30 SHADED · NOT TO SCALE

The land

Plot 30 is a parcel of open land at the eastern end of a field divided into 42 plots behind the houses fronting Dudley Road, close to the rear of the social club and to Plot 31. Its boundaries are shown on the plan in the legal pack and may not be marked on the ground. Plans and images are for identification only.

Access. Access to the field is over adjoining land from Dudley Road, beside the social club, and the layout shows a proposed internal road. Buyers must check from the legal pack the rights of way granted to Plot 30, their route, whether they cover vehicles, who owns and maintains the access land, and any obligation to contribute to its upkeep.

Services. There are no buildings on the land and no mains services are known to be connected.

Designations. Buyers should check with Sandwell Council whether the land is affected by any Green Belt, open space or nature conservation designation.

Planning

There is no planning permission for any use or development. Any change of use or development would need permission from Sandwell Metropolitan Borough Council, and other consents may be required. The 42-plot layout shows how the field has been divided for sale and is not an approved scheme. Palace Auctions gives no assurance that permission would be granted.

Nearby schools

1. **Springfield Primary School**, Dudley Road, close by. Rated Good by Ofsted (April 2024).
2. **St Michael's Church of England High School**, Rowley Regis, about half a mile away.
3. **King Edward VI Five Ways School**, Bartley Green, a selective grammar school. Buyers should check current Ofsted ratings.

LOCATION

Rowley Regis

Rowley Regis is a residential town in the Black Country, in the Metropolitan Borough of Sandwell, set beneath the Rowley Hills between Dudley, Halesowen and Oldbury.

RAIL	Rowley Regis and Old Hill stations about 1.3 miles; Birmingham Snow Hill in around 16 minutes
DUDLEY	About 2 miles
OLDBURY	About 2 miles
ROAD	M5 Junction 2 a short drive
NEARBY	Springfield Primary School, Hawes Lane Surgery, Rowley Village shops

SALE DETAILS

Buying this lot

AT A GLANCE

Lot 95

ADDRESS	Plot 30, land rear of Springfield Social Club, 198 Dudley Road, Rowley Regis B65 8PX
PROPERTY	Freehold plot, about 500 sq m STMS; one of 42 plots
GUIDE PRICE	£20,000*
INCOME	None. Vacant land, not let.
AUCTION	Wednesday 28 October 2026 at 1.00pm
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	In the room, online, by telephone or by proxy. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	28 days after the auction

LEGAL, SERVICES & FEES

Before you bid

TENURE	Freehold. Title number to be confirmed in the legal pack
LOCAL AUTHORITY	Sandwell Metropolitan Borough Council
PLANNING	None. Buyers should make their own enquiries.
ACCESS	Over adjoining land from Dudley Road; see the legal pack
SERVICES	None known to be connected
SITE AREA	About 500 sq m (5,382 sq ft / 0.12 acres) STMS
VAT	To be confirmed in the legal pack
BUYER'S PREMIUM	2% of the purchase price, minimum £2,000 + VAT
CONTRACT DOCS	£850 + VAT
VIEWINGS	By appointment with Palace Auctions only

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the contract date.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. It will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and the contract documents charge on exchange. At the guide price these total £3,420 including VAT. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches. Buyers should also budget for any Stamp Duty Land Tax, Land Registry fees, their own legal fees and any finance costs.

Plots and access. The plot has no planning permission. Any future use or development of the plot or the wider 42-plot field is uncertain and would need permission from Sandwell Council. The neighbouring quarry permission does not extend to this land. Buyers must check rights of access in the legal pack and must not enter the social club land.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements and other details are given in good faith and are believed to be correct, but buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

Palace Auctions London

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SENIOR NEGOTIATOR
07843 656447*Particulars last updated: Thursday 8 October 2026*