

DEVELOPMENT OPPORTUNITY

LAND AT HAZEL LANE

Great Wyrley, Walsall, WS6 6AA



Yellow Line Boundary Indicative

Key Highlights

- Residential Development Opportunity For Sale, Subject to Contract
- Total site area: Approximately 3.694 acres (1.49 Hectares)
- Offers invited on a unconditional basis.
- Offers invited (subject to contract) by way of Informal Tender no later than 22nd January 2026.

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SUMMARY

Savills are delighted to offer the freehold land at Great Wyrley for sale as indicated by our yellow line boundary. The inner hatched yellow shape is excluded from the sale as we understand these plots have been built. A full right of access to the completed houses which are partially occupied is to be provided via the built road hatched red on the plan.

The site comprises approx. 3.7 acres (c. 1.5 hectares) of brownfield land. The land currently holds planning permission for the construction of 10 residential dwellings.

The site is bound by existing residential housing to the west, woodland to the north and east, and greenfield farm land to the south.

The property has direct access from Hazel Lane.

LOCATION

The site is located within the village of Great Wyrley, in the South Staffordshire District. The village is located approx. 8.5 miles north east of Wolverhampton, 14 miles south of Stafford and 18 miles north of Birmingham.

The nearest town centres offering local amenities and services, including schooling, retail and leisure facilities to the village include Walsall and Cannock which are both located within 6 miles of the site.

Landywood railway station, located approximately 1 mile (1.6 km) south of the site, offers regular local and regional rail services to destinations including Wolverhampton, Walsall, and Birmingham New Street, providing convenient commuter access across the West Midlands.

Junction 11 of the M6 motorway, located approximately 2 miles (3.2 km) west of the Great Wyrley, provides direct access to the strategic motorway network, including the M54, M5, and M42 motorways, facilitating efficient connectivity across the West Midlands and further regions.

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PLANNING

The site is located within the administrative area of South Staffordshire Council. We understand the currently adopted local plan for South Staffordshire Council includes the Core Strategy (2012) and Site Allocations Document (2018), although a new Local Plan is being prepared for submission.

The site is located just inside of the boundary for South Staffordshire Council.

We understand the whole development site was consented for 17 detached dwellings under application reference 16/01023/REM. The total site area included in the sale has planning permission for 10 dwellings. We recommend any purchaser satisfies themselves with any recently granted schemes and whether a new planning application would be required.

SERVICES

Interested parties are advised to make their own enquiries with respect to their land requirements with regards to the ability to connect and confirmation of sufficient capacities to the site.

VAT

VAT will not be payable on the purchase price.

LEGAL

The land is held freehold under Land Registry title number SF421017.

VIEWINGS

It is possible to view the site from the Public Highway, otherwise access to the site is strictly by appointment only, to be arranged with Savills.

OFFERS

Offers are sought on an unconditional basis.

Offers are requested no later than 12 noon on 22nd January 2026 are to be submitted in writing to Savills for the attention of Tom Walker MRICS at 55 Colmore Row, Birmingham, B3 2AA or via the following email addresses only:

tom.walker@savills.com

An offer proforma will be available on request. Interested parties will be required to populate the proforma as part of their offer.

Please note the vendor reserves the right to not accept the highest, or indeed any offer received.

CONTACTS

For further information please contact:

Tom Walker MRICS

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We wish to inform prospective buyers that the seller of this property is an employee of Savills, acting in a professional capacity.

