

Land off Jenny Walkers Lane

Perton, WV6 7HB



**BRUTON
KNOWLES**

- 22 Acres Grassland
- Amenity Leisure Potential
- Good Road Access
- Fantastic Unspoilt Views
- Woodland and Storage Building

For Sale | Code **12341**

brutonknowles.co.uk

Land off Jenny Walkers Lane, Perton, WV6 7HB

Guide Price £300,000 Freehold



Introduction

An attractive block of grassland with a wooded area and useful wooden storage building.

Suitable for leisure and amenity uses being very well located and having excellent views.



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Location

The land is situated on the outskirts of Wolverhampton at Perton with direct access to Jenny Walkers Lane. The land is some 4 miles from Wolverhampton and 11 miles from the market town of Bridgnorth.

Description

Extending to 21.9 acres (8.86 hectares) the property comprises of a block of permanent pasture with a small, wooded copse. There is a wooden storage building situated adjacent to the woodland area.

The land is of gently undulating aspect and benefits from a wide access point on to Jenny Walkers Lane.

Planning Use / History

The property is situated within the South Staffordshire Council planning jurisdiction.

Planning consent was approved on 7th January 2002 under reference 01/01170/COUM for a change of use of the land to cemetery (burial ground) and provision of car parking and access drives. This consent was subject to conditions. As the conditions were not completed the consent expired. In March 2025 the current owner made an application under reference 25/00270/COUM to change the use again to cemetery (burial ground) and provision of car parking and access drives. This application was withdrawn

Services

The land is not connected to any mains services. We understand that there are mains connections nearby but potential purchasers should make their own enquiries in this regard.

Tenure

Freehold with Vacant Possession.

Retained Land

The sale excludes the land shown outlined in blue on the attached plan, The vendor will reserve the right of pedestrian access to this land subject to giving no less than 24 hours notice

VAT

The property is not elected for VAT.

Legal Costs

Each party is responsible for their own legal and professional fees.

Overage Clause

There will be an overage payment of 25% of the increase in value due to a planning consent for a change of use from the existing agricultural/equine use.

Terms / Method of Sale

The property is for sale by private treaty

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

Environmental Schemes

We understand that the land is not entered into any environmental schemes.

Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

Viewing

Interested parties should contact Gavin Loynes to arrange a viewing.

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken **November 2025**.

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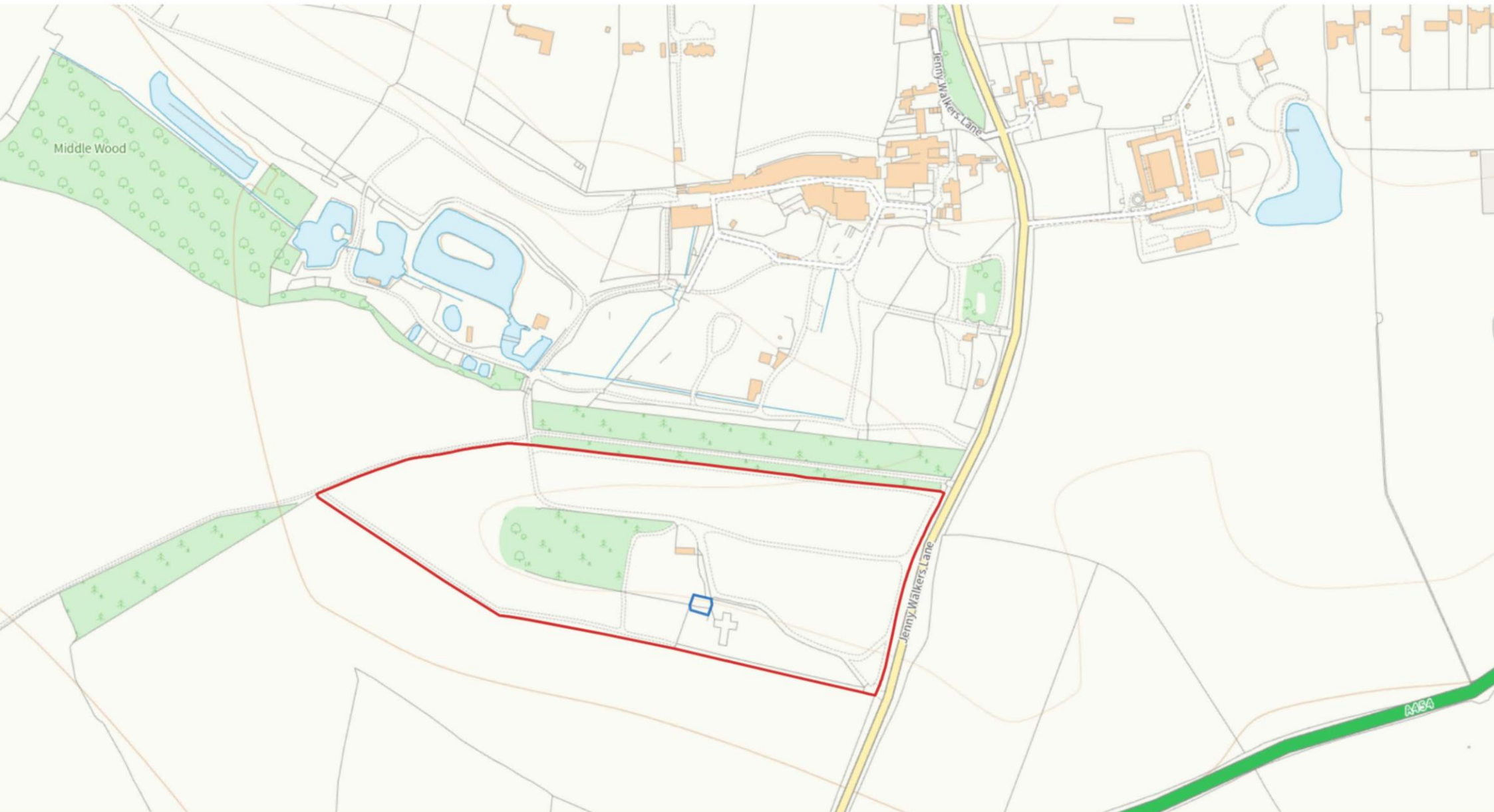
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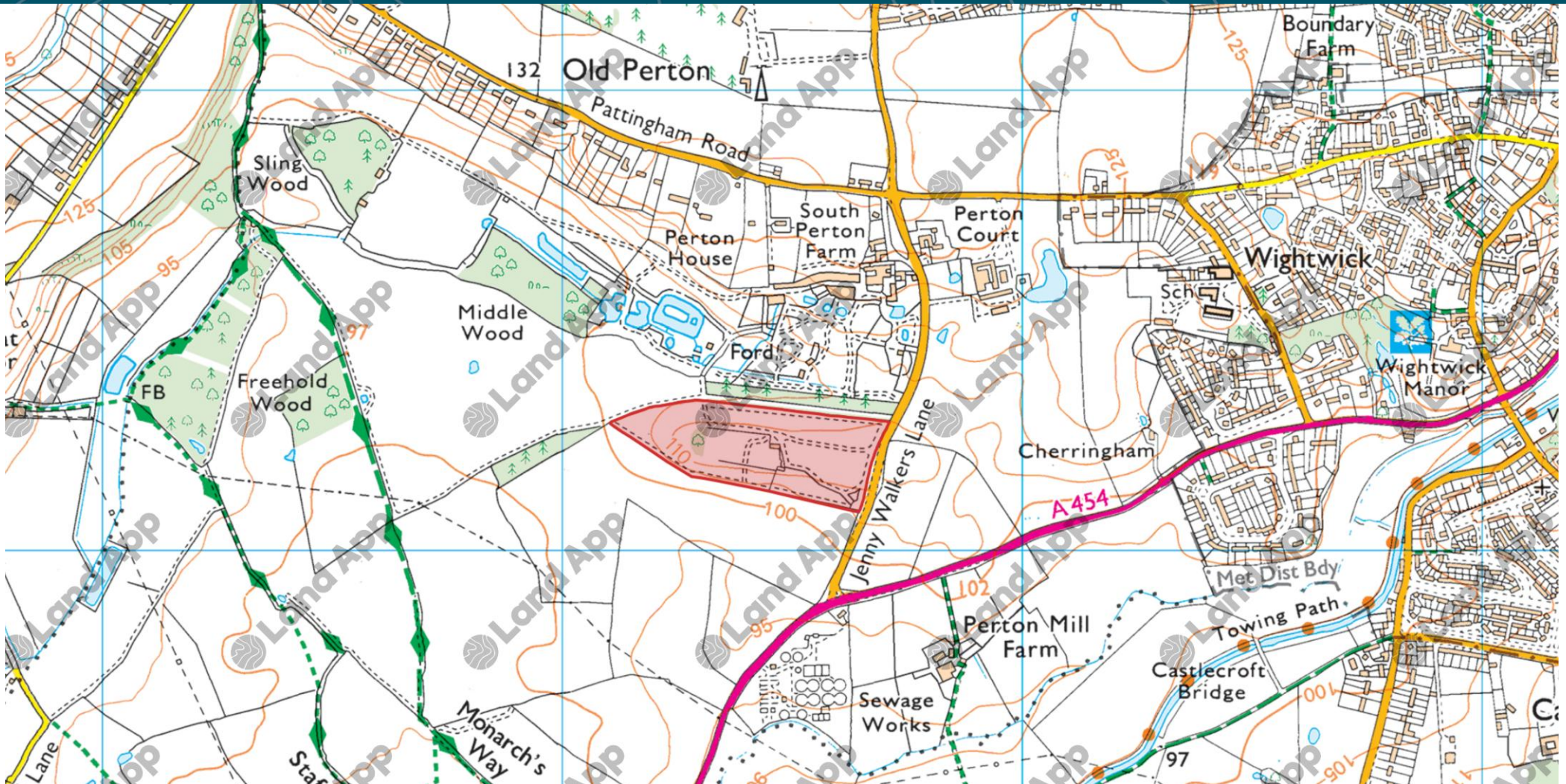
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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