

Land off Jenny Walkers Lane

Perton, WV6 7HB



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

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.



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 This application was withdrawn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.

Contact:

Gavin Loynes MRICS FAAV

Property Manager

T: 07880 224302

E: gavin.loynes@brutonknowles.co.uk

Birmingham office:

60 Church Street, Birmingham

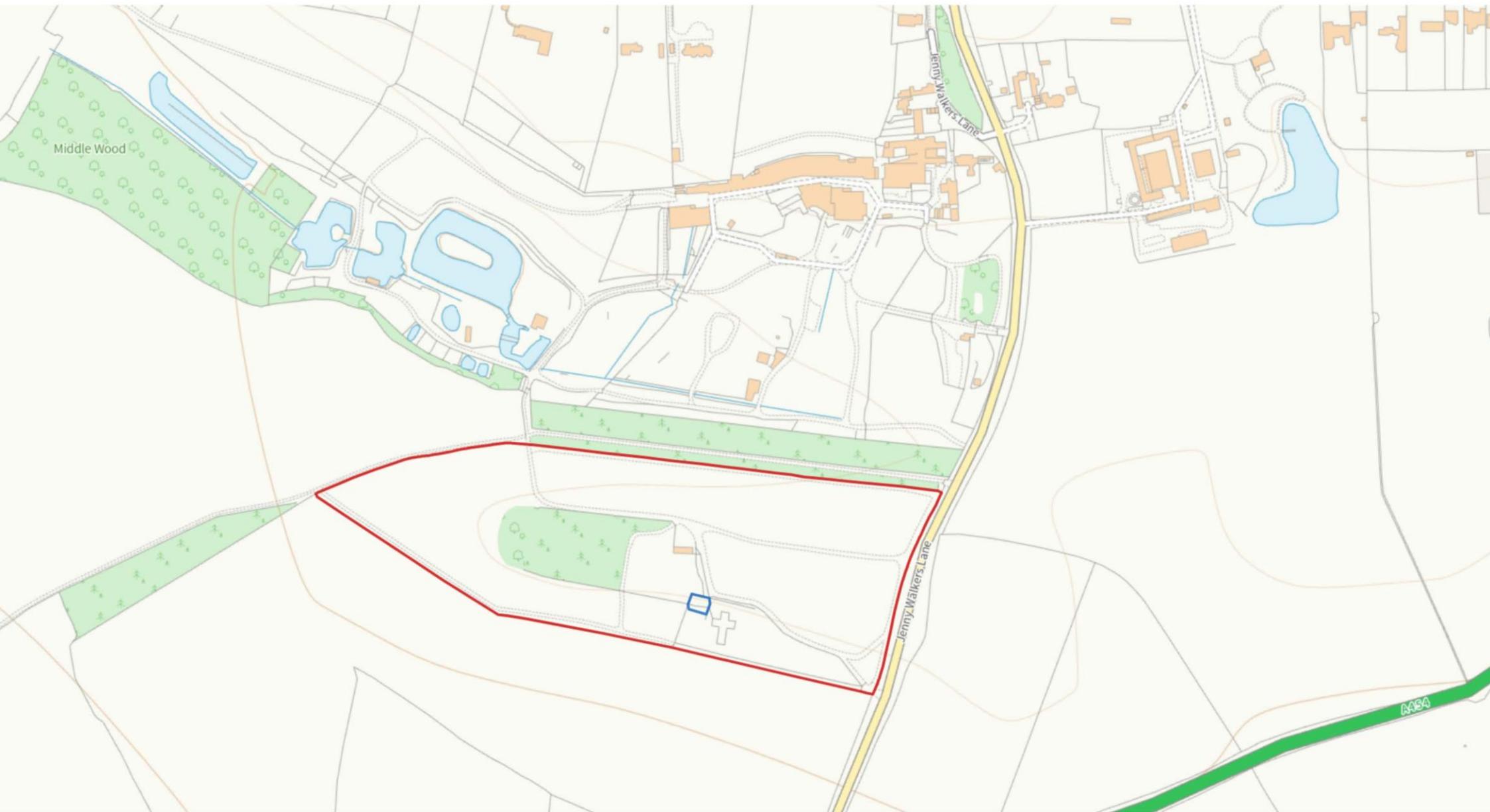
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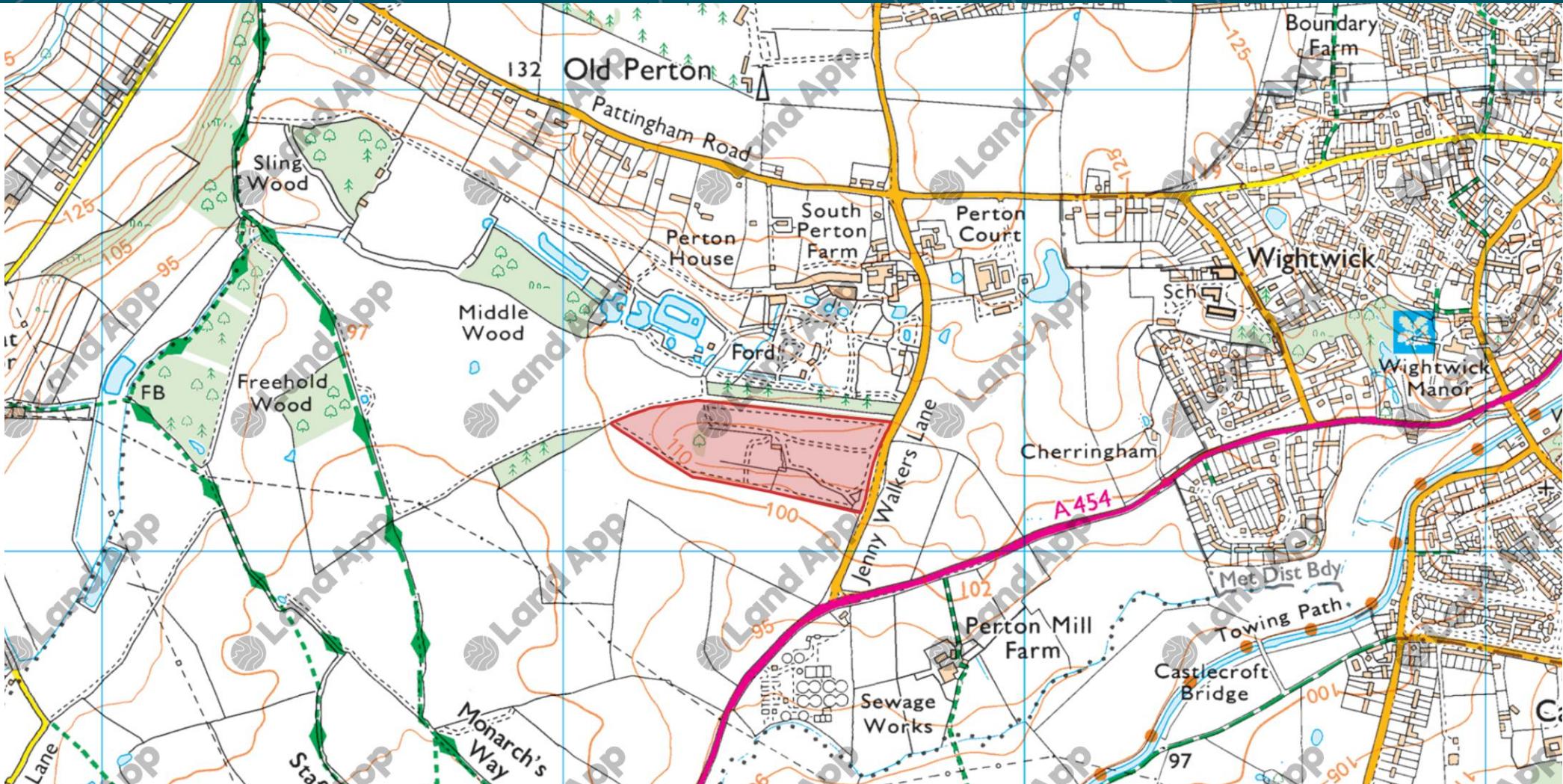
T: 0121 200 1100



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Guide Price £300,000 Freehold





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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