

FOR SALE

Residential Development Land for 65 Units

Land to the west of Clive Road, Pattingham, Staffordshire, WV6 7DJ



- Resolution to Grant Consent*
- Attractive Village Location

Plan for illustrative purposes only

For Sale By Informal Tender | Code 12488

brutonknowles.co.uk

Resolution to Grant Outline Planning Permission for 65 Units*

For Sale by Informal Tender **Freehold**



Location

The site is located on the southern boundary of the South Staffordshire village of Pattingham, some 7 miles west of Wolverhampton.

- 6 miles to Junction 3 of the M54 the north-east.
- 4 miles to Albrighton Railway Station.
- 7 Miles West of Wolverhampton
- Attractive south staffordshire village of Pattingham

Nearby Facilities & Amenity

Pattingham benefits from a range of local facilities and services that support everyday living within the settlement. These include:

- **Education** - Pattingham First School & Nursery
- **Retail** - multiple shops providing essential goods
- **Community** - a village hall, and church
- **Recreation** - Sports facilities, playing fields and play areas
- **Hospitality** – Two pubs and a cafe are located within the settlement



Land West of Clive Road, Pattingham, Staffordshire, WV6 7DJ

For Sale by Informal Tender **Freehold**



Description

- Greenfield arable land - approximately **8.71 acres (3.52 hectares)**
- Northern boundary adjoins the existing village edge.
- Surrounded by open agricultural land to the west and south.
- A small cluster of residential properties lies to the north and east.

Planning*

The Local Planning Authority is South Staffordshire Council. An application has been subject to committee approval on 15th September 2026 and provides a Resolution to Grant, subject to Section 106 agreement for:

- **26/00178/OUTM** - *Outline planning application for the construction of up to 65 residential dwellings (Use Class C3), together with the provision of open space, landscaping, and associated infrastructure (vehicular and pedestrian access considered, all other matters reserved).* [LINK](#)

The site has been promoted by Boningale Developments Limited under a promotion agreement.

Proposed Scheme

- A proposed residential development of **65 dwellings**.
- The site has a **Net Developable Area of 1.83ha** at 35.52 dwellings per hectare.
- Proposals will range up to **2-storeys** in height across the development, with **1.5-storey** development to the south.
- Up to 50% of the proposed dwellings are to be affordable – split **50% social rental and 50% intermediate tenures**. Up to 33 dwellings are proposed as affordable.

- Point 23 of the Committee Report confirms the overall Housing Mix of the development.
- Proposed vehicular access from Clive Road along the eastern boundary.
- The site presents an opportunity for a high quality scheme.

Services and Drainage

- The data room is accompanied by a Utilities Assessment and Outline Surface Water Drainage Strategy.
- Drainage is to be provided by way of a pumped connection to a 150mm STW foul sewer.
- To the south of the site, surface water is to be dealt with via a SUDs basin.
- Notice to remove has been served on the low voltage electricity lines.

Section 106 Agreement

A S.106 agreement is currently being drafted in respect of the recent approval. This will provide for **50% affordable housing** and financial contributions plus indexation. Please see the planning committee report and draft S.106 in the data room.

- Up to 80% Equity for Shared Ownership
- 100% staircasing is permitted
- **Total S.106 (Draft) - £6,952.14 per plot.**

Community Infrastructure Levy

The development will **not be liable for CIL** as the LPA have not adopted CIL Charging.

BNG – Biodiversity Net Gain

Biodiversity Net Gain can be achieved on site.

VAT

The land is to be elected for VAT.

Residential End Sales

Local New Build asking prices suggest between £400 to £440 psf.

Method of Sale

- The site is offered For Sale by Informal Tender.
- Offers are invited based on the outline consent.
- Offers to be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to Noon **Thursday 10th December 2026**.
- Developer Interviews are to be on the morning of **Wednesday 16th December**.

Legal

The site is offered Freehold with Vacant Possession on completion.

Viewing & Further Information

The site can be viewed from the field gateway at your own risk.

A **Data Room** has been prepared that provides detailed planning and technical information, including the Tender Form. [Click Here](#)

A **Technical Day** will be held on **25th November** [Book Here](#)

These particulars should be read alongside the attached [Planning & Technical summary](#) which accompanies the Data Room.

Subject to Contract – 14th October 2026



- KEY**
- Application boundary
 - Ownership boundary
 - Existing vegetation
 - Pink shaded from a sub-area not yet established area
 - As per Tree Retention Plan by EPC2
 - Existing vegetation to be removed
 - Proposed extent of development parcel
 - Proposed tertiary street
 - Proposed shared surface / private drives
 - Proposed feature tree
 - Proposed wet tolerant tree
 - Proposed native tree
 - Proposed street tree
 - Proposed orchard tree
 - Proposed native hedgerow
 - Proposed ornamental shrub
 - Proposed woodland planting
 - Proposed off-site woodland planting
 - Refer to Pegasus drawing P25_0538_EN Mitigation strategy for details
 - Proposed amenity grass
 - Proposed wildflower meadow
 - Proposed wet-tolerant meadow
 - Proposed rich tussocky grassland
 - Proposed marginal planting
 - Proposed ovals
 - Existing PROW
 - partially to be improved and widened to 3m wide
 - Proposed surfaced pedestrian/cycle route
 - Proposed mown path
 - Proposed raised beds
 - Proposed public art opportunity
 - variety of features responding to their surrounding context
 - Proposed picnic table
 - Potential community bee hives
 - Site access visibility splay

08/06/2025 D Updates to revised layout & LPA comments
 22/01/2025 C Updates to symbol & key
 15/01/2025 B Updated to revised layout & drainage basin
 DATE N/D REVISION NOTE

Illustrative Landscape Masterplan

LAND WEST OF CLIVE ROAD, PATTINGHAM

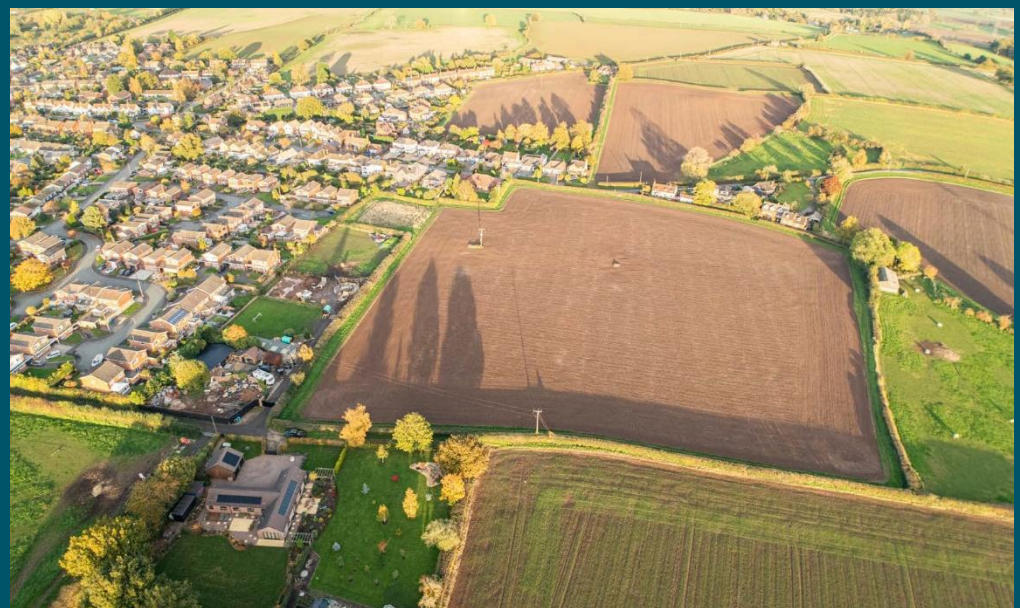
CLIENT
 BONINGALE DEVELOPMENTS LIMITED

DATE 26/11/2025 SCALE 1:500@A1 TEAM SL APPRVD NF

DRAWING NUMBER

P25-0538_EN_11D

PEGASUS
 GROUP



Contact Information & Indicative Sale Plan



Contact:

Scott Winnard MRICS FAAV

T: 01452 880187

E: scott.winnard@brutonknowles.co.uk

William Matthews BSc (Hons) MRICS

T: 01452 880152

E: william.matthews@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park, Quedgeley,
Gloucester, GL2 4NF

Site Directions:

Directions: from the centre of Pattingham, head south on Clive Road, which leads to the eastern boundary of the land, past number 72.

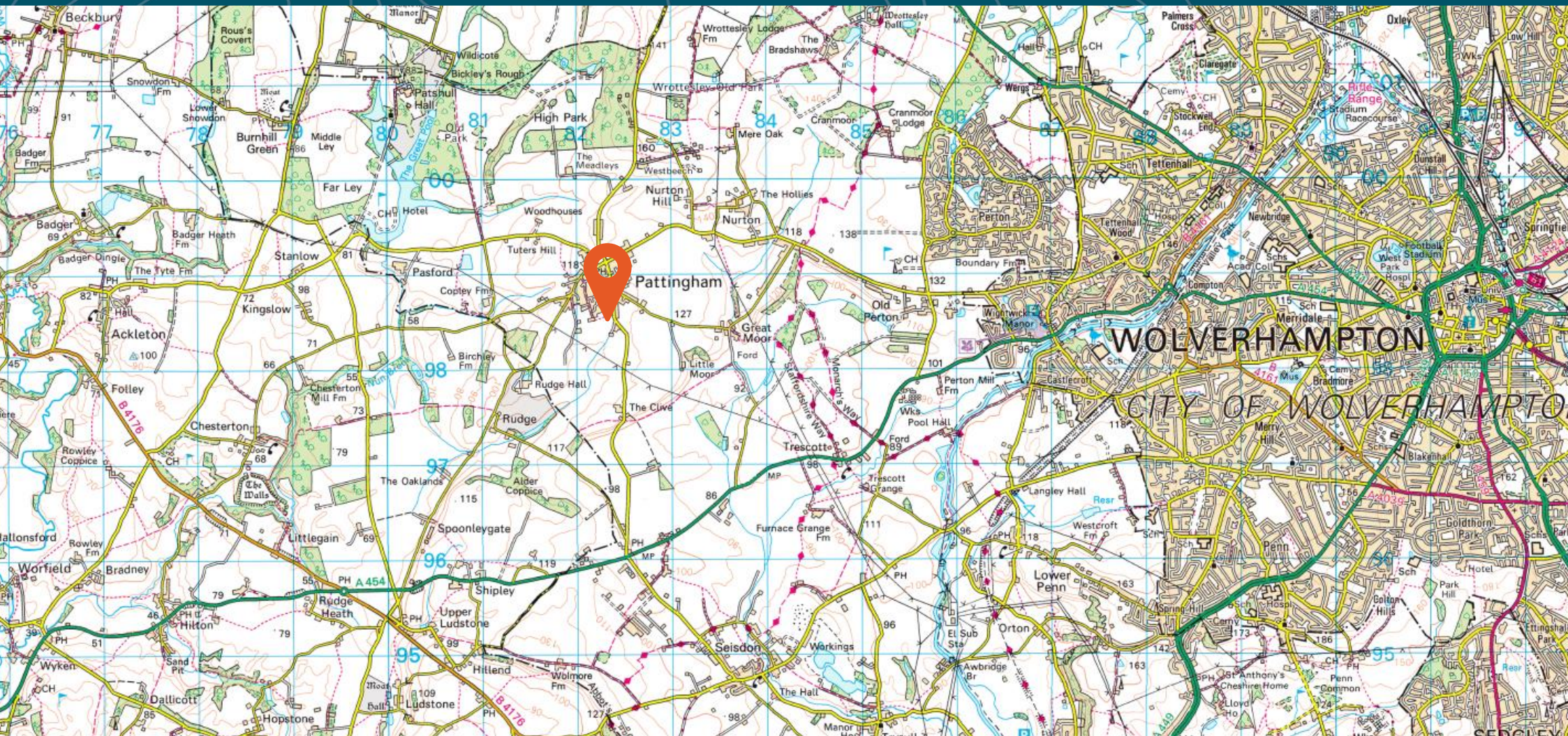


Location Plan

/// what3words ///mailing.prevented.toolbar



BRUTON KNOWLES



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.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



brutonknowles.co.uk