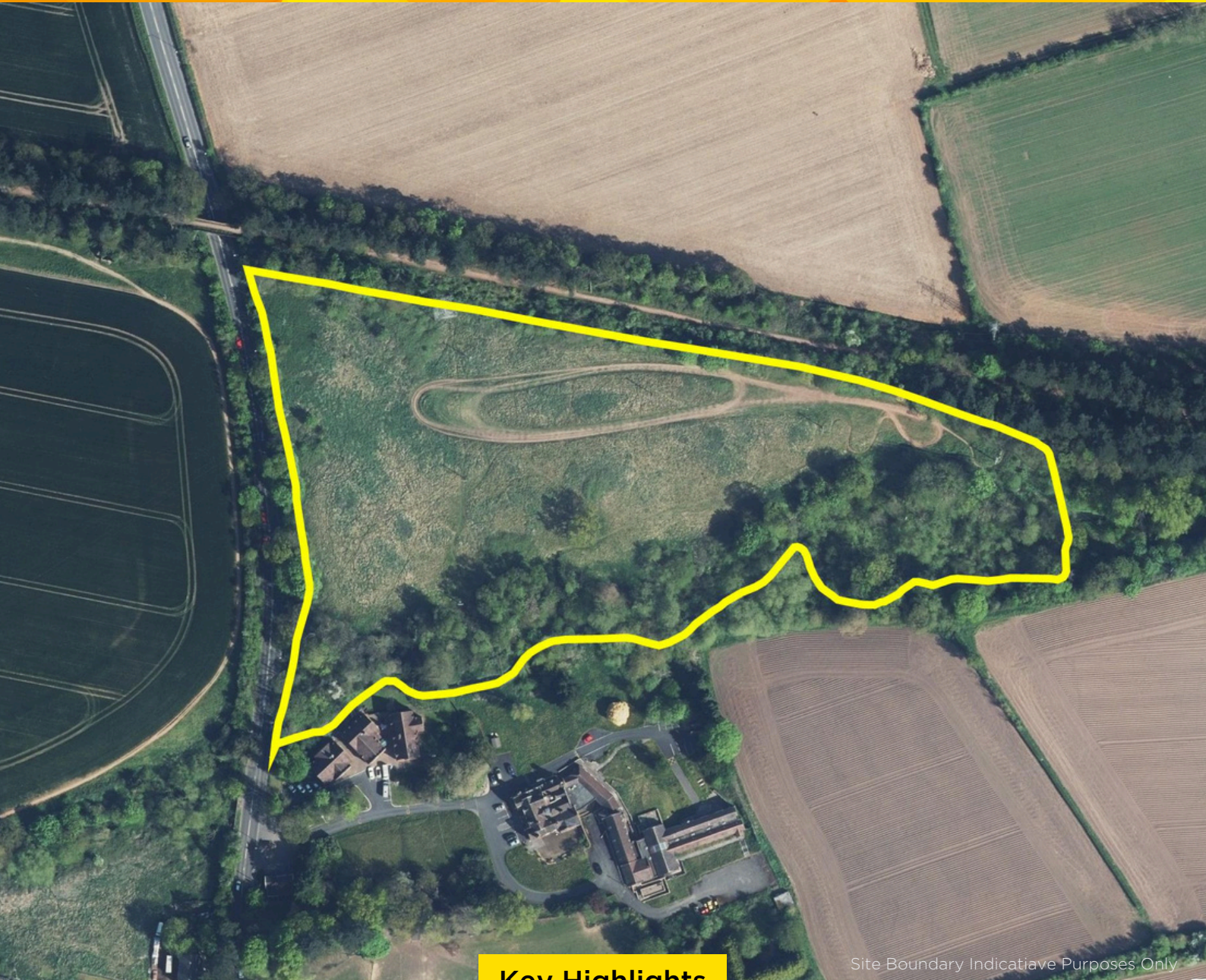


Subject to Contract

# Land East of Wolverhampton Road

Wolverhampton Road, Kingswinford, DY6 7DA



## Key Highlights

- Strategic Development Opportunity (STP) For Sale by way of Informal Tender
- Total site area: Approximately 8.16 acres ( 3.30 Hectares)
- Offers invited on a Unconditional, Subject to Planning, Option, or Promotion basis
- Offers submitted by noon Thursday 6th June 2024

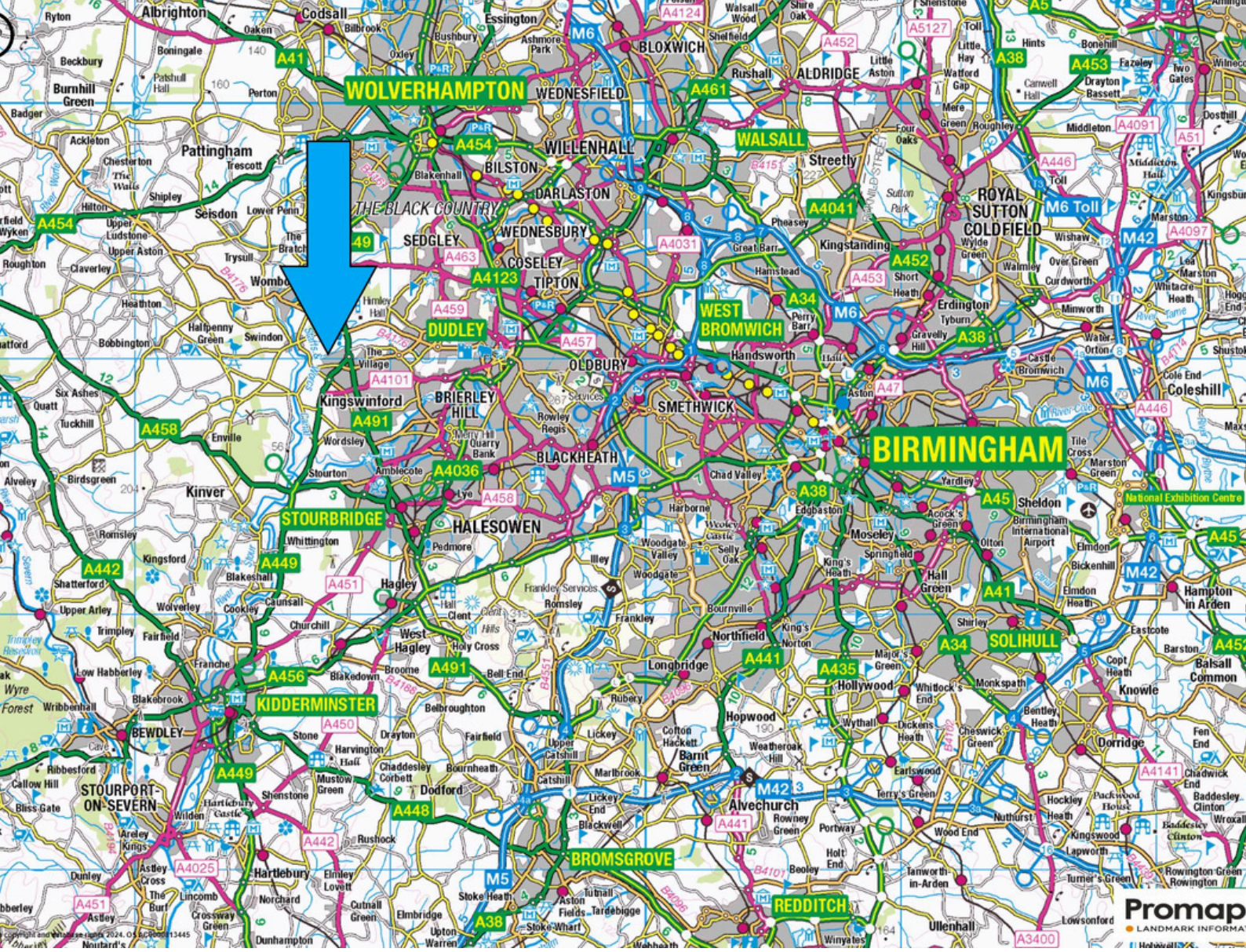
SAVILLS BIRMINGHAM  
55 Colmore Road  
Birmingham, B3 2AA

**+44 (0) 121 200 4500**

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### Description

A strategic development opportunity situated on the northern fringe of Kingswinford.

The site comprises a parcel of land equating to 8.16 acres (3.30 hectares) of greenfield land lying to the north of the main built up area of Kingswinford.

The site is bounded by Wolverhampton Road to the west, the South Staffordshire Railway Walk to the north woodland and agricultural land to the east, and Holbeche House, Riverside Care Centre, and agricultural land to the south.

The site benefits from direct access off the Wolverhampton Road, known as the A449.

A topographic survey is available on request.

### Location

The site is located approximately 1.5 miles north west of Kingswinford, situated in the suburban village of Wall Heath. Wall Heath lies 5 miles (8km) west of Dudley Town Centre, 9 miles (15 km) north of Kidderminster, and 14 miles (22km) west of Birmingham City Centre. This site is located on the border of Dudley Borough and South Staffordshire Councils.

The site is sustainably located with easy access to local facilities, public transport links, employment areas, primary schools, a supermarket and the public rights of way network.

The closest school is Maidensbridge Primary School that lies c.800m to the west of the site; there is a Morrisons supermarket that lies approx. 1400m to the south of the site and the Ham Lane Industrial Estate lies some 950m to the east of the site.

### Planning

The site is located within the South Staffordshire District Council (SSDC) administrative area. The site is wholly located within the Green Belt in SSDC's adopted development plan.

South Staffordshire Council have paused their local plan review in January 2023, awaiting clarity on proposed changes to the National Planning Policy Framework (NPPF) which would impact them as a green belt authority.

We understand, following the publication of the revised NPPF, the council are aiming for a new Regulation 19 public consultation for a revised strategy in late spring 2024. No firm date has been set at this time (April 2024).

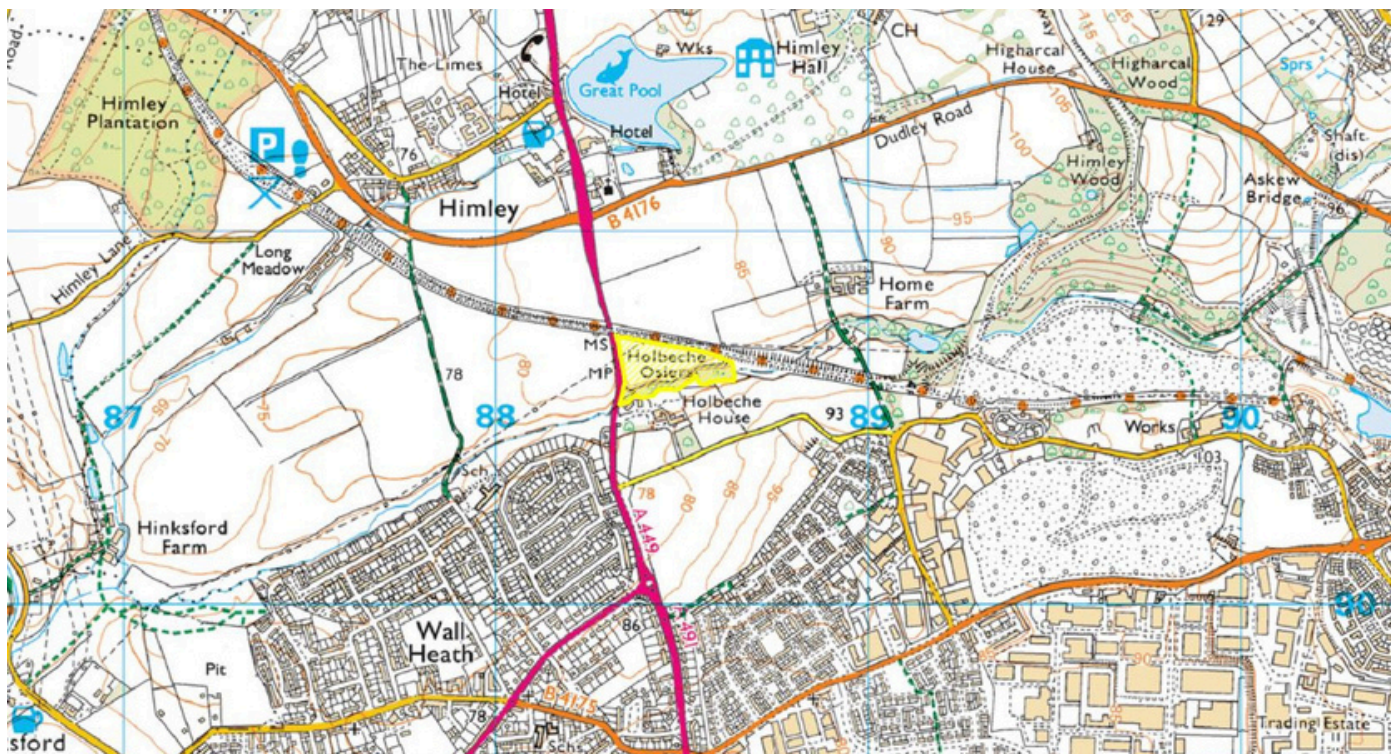
We advise that purchasers should investigate these matters to their own satisfaction.

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### Services

Interested parties are advised to make their own enquiries of the utilities companies in respect of the service provision to the site.

### Tenure

The freehold of the site is available with vacant possession granted upon completion.

### VAT

VAT is not payable on the transaction.

### Viewings

Viewings are strictly by appointment only and arranged through Savills.

### Offers

We are instructed to dispose of the site via Informal Tender.

Offers are sought for the site on either an Unconditional, Subject to Planning, Option or Promotion Agreement basis.

Please provide the following information in each instance:

#### Unconditional Sale

- Solicitor Details
- Proof of Funds
- Timescales for Completion

#### Subject to Planning, Option or Promotion Agreement

- Initial and extension premiums - deductible, but not returnable
- Duration of term (s)
- Percentages of Market Value/sales proceeds to be returned to the landowner
- Minimum price per net developable acre
- Details of anticipated deductible costs and confirmed whether these will be capped

- Confirmation that the landowners reasonable legal and agents upfront and monitoring fees will be met by the developer/promoter. Deductible but not returnable
- Confirmation whether the proposal(s) has full board approval (if applicable) and if not the process and timescales to obtain it
- Details of your solicitors and professional team.

Offers are to be submitted to Savills at the following address or via email by Noon on **Thursday 6th June 2024**.

Savills (UK) Ltd  
55 Colmore Row  
Birmingham, B3 2AA

**FAO Peter Gough MRICS**  
pgough@savills.com

**FAO Tom Walker MRICS**  
tom.walker@savills.com

Please note our client is under no obligation to accept the highest or any offer made.

### CONTACTS

For further information please contact:

#### Tom Walker MRICS

tom.walker@savills.com  
+44 (0) 7976 324 243

#### Peter Gough MRICS

pgough@savills.com  
+44 (0) 7812 965 420

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