



**Plot of Land at Former Mill Riding Centre
Warstone Hill Rd, Pattingham, Wolverhampton WV6 7HH**

**BERRIMAN
EATON**

INTRODUCTION

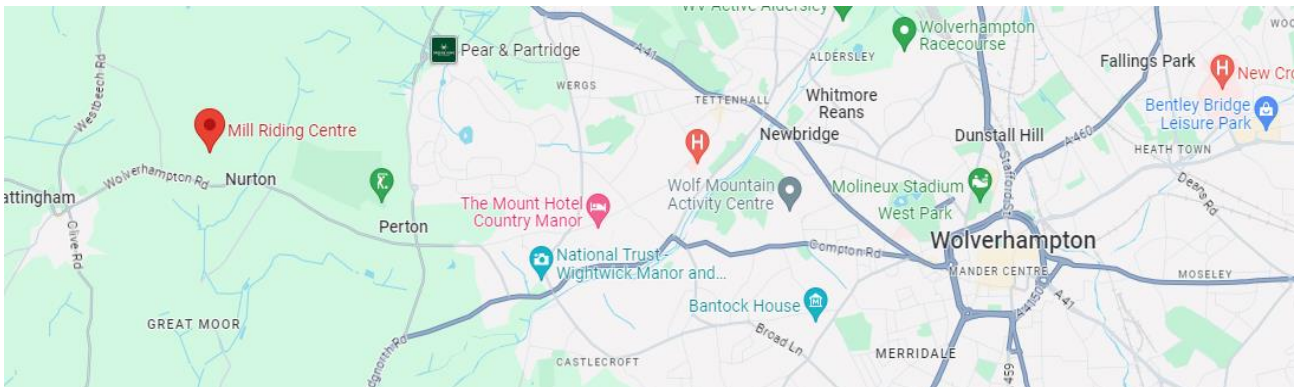
A fine development opportunity to create a new residence potentially providing over 10,000 sq ft of accommodation over basement, ground and first floor levels in a beautiful South Staffordshire setting within extensive grounds of approximately 15 acres in total.

**OFFERS OVER
£1,500,000**



Important notice: Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance, please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

PROPERTY DETAILS



Distances to Local Cities:

Wolverhampton City Centre:
20 minutes (by car)

Birmingham City Centre:
40 minutes (by car)

Stafford City Centre:
30 minutes (by car)

Location

The site stands in an exclusive and highly regarded semi-rural location on the western fringes of the Wolverhampton conurbation and within easy reach of all major, local commercial centres.

A wide range of local facilities are available within Pattingham Village centre which includes convenience store with post office, pubs and restaurants, a well-supported local church and a highly regarded primary school.

The further amenities afforded by Wolverhampton City Centre, the historic market town of Bridgnorth and the former new town of Telford are all within easy reach. Communications are excellent with the M54 (J2 and J3) facilitating fast access to Shrewsbury, Birmingham and beyond and Albrighton Train Station providing direct services to Shrewsbury and Birmingham.

Description

Planning permission has been passed for the construction of a substantial home with extensive living accommodation over basement, ground and first floors. The proposed accommodation is of a grand nature with rooms of huge proportions throughout and the plans provide for a lift to all floors.

One of the principal attractions of the proposed new residence is the superb situation within which it stands with a total plot size of approximately 15 acres and delightful views.

The extensive land makes the property ideal for those with equestrian interests and is an invaluable amenity asset. The land is broadly level, there would be a gated drive and garaging.

Site Area:

61,593 square meters
(approximately 15.2 acres)

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PLANNING PERMISSION & DRAWINGS

Planning Permission has been passed by South Staffordshire Council for the "demolition of existing commercial stables, replacement of 1 no. 5 bed dwelling. Associated site works, landscaping and releveling."

Application No: 20/00366/FUL

Date: 23rd April 2021

FLOOR	SQM	SQFT
Site Area	61593	662987

FLOOR	SQM	SQFT
Basement	403	4337
Ground Floor	351	3778
First Floor	218	2346
Total	972	10462

Accommodation

The proposed property will benefit from:

Basement

Swimming pool
Leisure areas

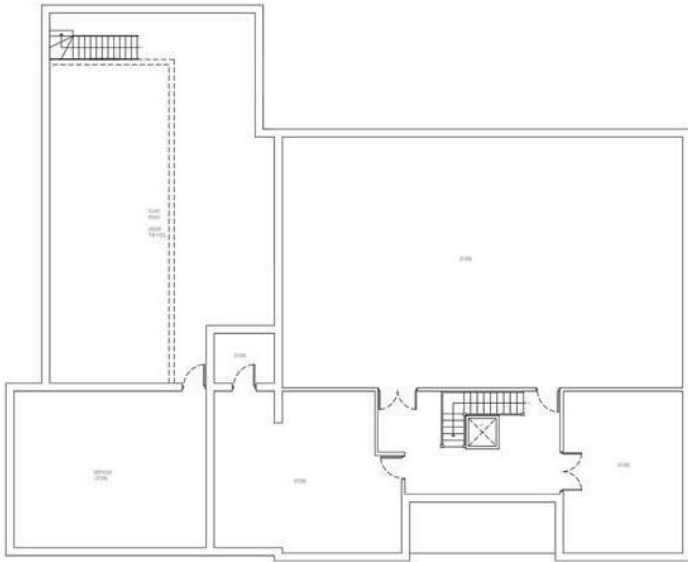
Ground floor

Living room
Study
Sitting room
Family room
Kitchen
Spice kitchen
Shower room
Utility room

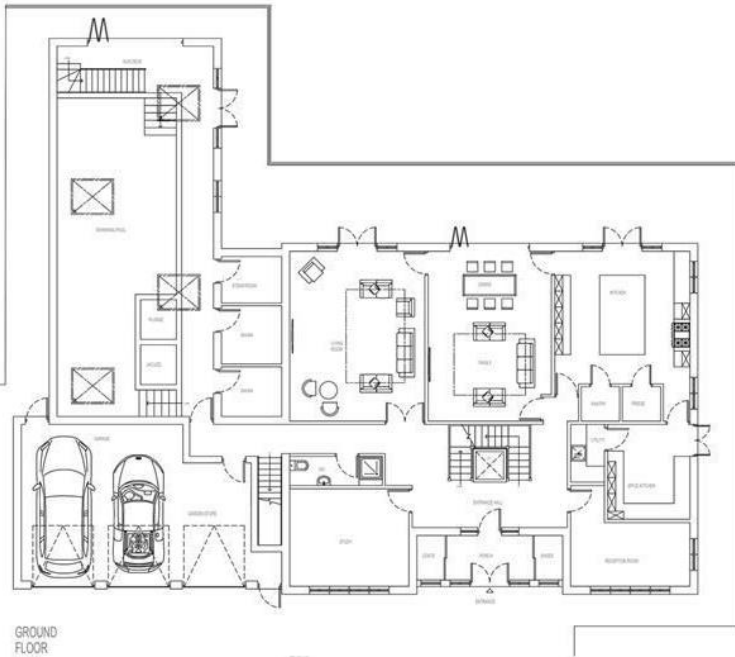
First floor

Four en-suite bedrooms, all with walk in wardrobes
Self-contained bedroom five with en-suite

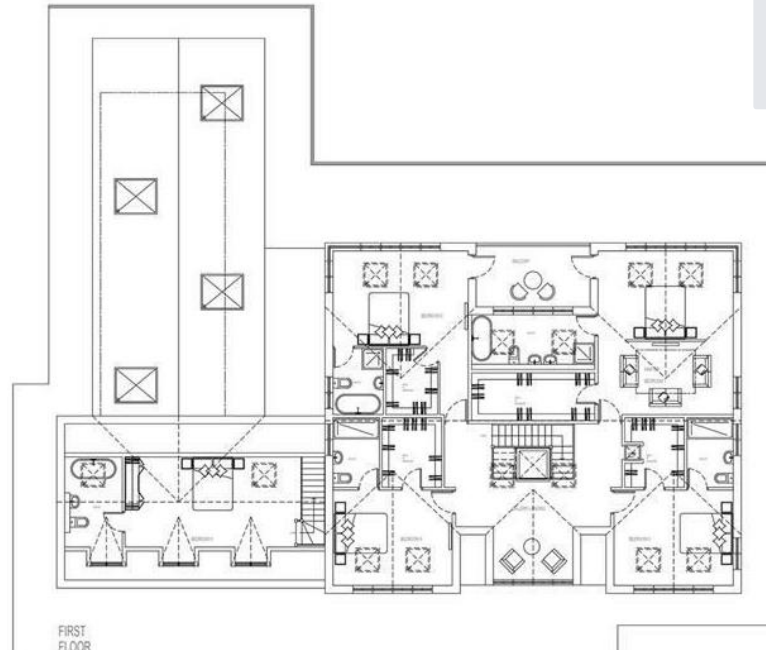
Lift to all floors



BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLANNING PERMISSION & DRAWINGS



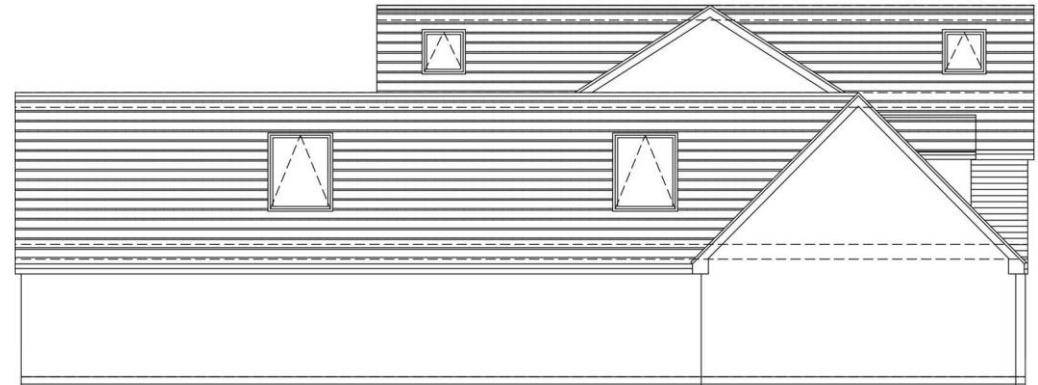
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

LAND PARCELS

Titles:

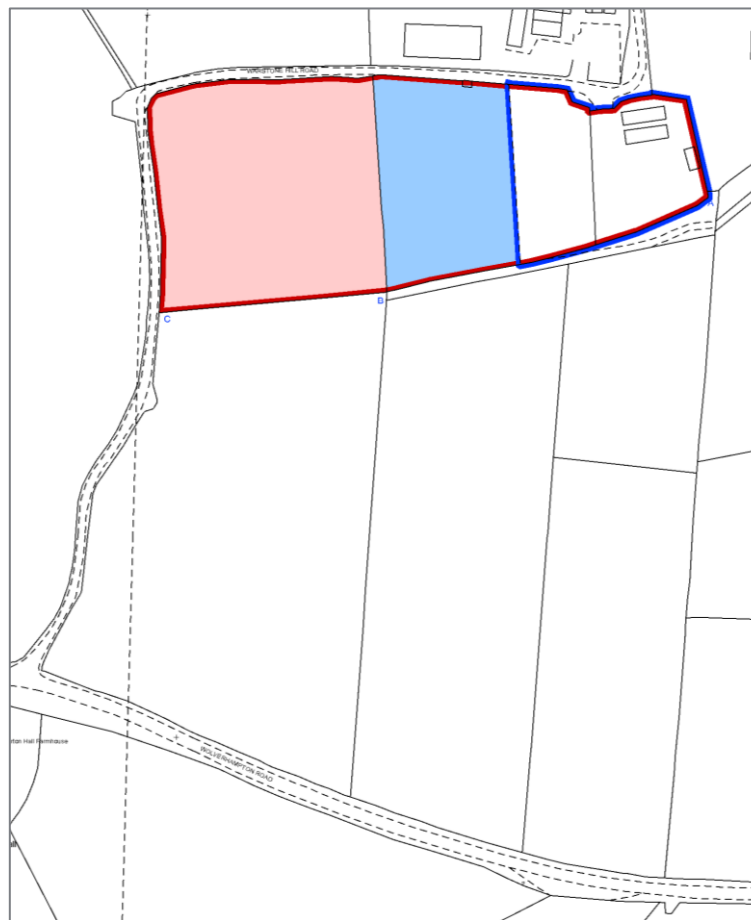
The property is comprised of two separate titles, each contributing to the overall size and potential usage. Please refer to the adjacent title plans for a detailed understanding of the land's boundaries and divisions.

The area of land valued corresponds with that contained within Title Nos. SF491064 and SF476568.

Utilities:

The availability of electric and water supply on-site is a notable advantage, simplifying the development process and enhancing the property's appeal.

The existing infrastructure facilitates a smoother transition for any prospective buyer looking to embark on a development project.



COUNCIL TAX

Band tbc
South Staffordshire

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Tetterhall Office.

The property is **FREEHOLD**.

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This exceptional plot of land at Warstone Hill Rd, Pattingham, holds tremendous potential for development, enhanced by its size, location, planning permission, and existing utilities. The starting sales price of £1,500,000 is reflective of the unique opportunities this property presents. We trust this sales particulars brochure provides a comprehensive understanding of the property, and we are at your disposal for any further inquiries.

**OFFERS OVER
£1,500,000**



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