



A diagram showing a cross-section of a material with a crack. The crack is labeled "Edge" and "0.25".

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# Development Opportunity, School Close, Codsall, WV8 1SW

An exciting opportunity to purchase a plot of land in the heart of Codsall with planning permission to build a three storey, five bedroom detached house with a detached double garage.

## LOCATION

School Close stands just off Elliotts Lane in a highly regarded address within Codsall which is, itself, a highly regarded South Staffordshire Village. The village centre provides a full complement of local shopping and leisure facilities and communications are excellent with regular bus services, local rail services running from Codsall Station and the M54 being easily accessible at Junction 2.

Codsall is renowned for its excellent schooling and the house is particularly well situated in this regard as it is within walking distance of Codsall High School and Leisure Centre.

The plot itself stands at the corner of School Close and Elliotts Lane adjacent to number 6 School Close.

## PLANNING PERMISSION

Application Number: 25/00123/FUL  
Proposed: Proposed dwelling with detached garage  
At: Land At School Close Codsall WOLVERHAMPTON WV8 1SW  
Decision Date: 16th May 2025  
South Staffordshire Council

## ACCOMMODATION

The proposed accommodation comprises:

## GROUND FLOOR

Hall, Guest cloakroom, Sitting room, Study, Open plan kitchen / dining / family room, Utility

## FIRST FLOOR

Second bedroom suite, Third bedroom suite, Bedroom four, Bedroom five, Bath / shower room

## SECOND FLOOR

Principal bedroom suite

We understand that the proposed property will be approximately 2,400 square feet in size.

## OUTSIDE

Driveway, Double garage, Garden

We are informed by the Vendors that all mains services are available  
COUNCIL TAX BAND TBC – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is likely and limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows low

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01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

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### Wombourne Office

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### Lettings Office

01902 749974

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### Worcestershire Office

01562 546969

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£300,000

EPC:

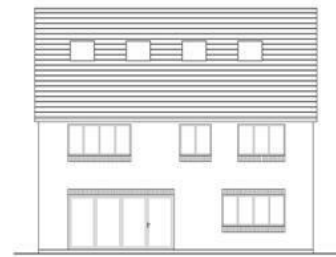
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



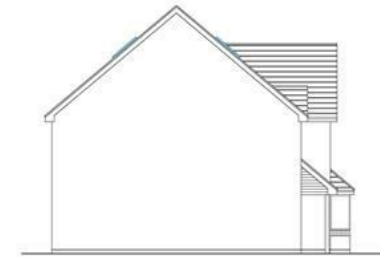
Front Elevation



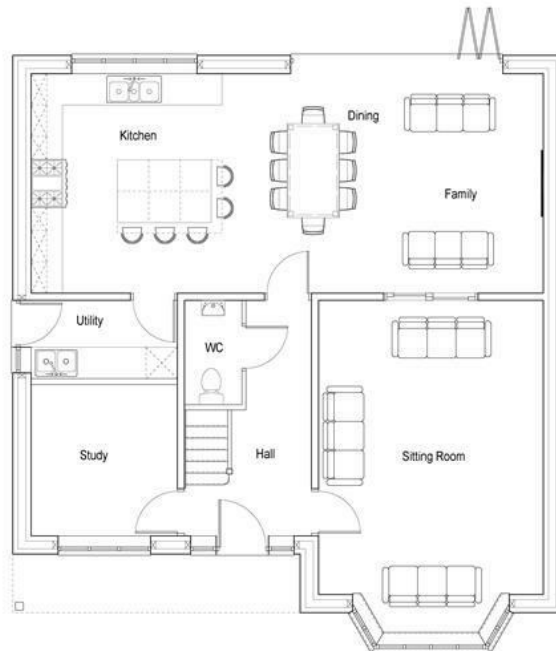
Side Elevation



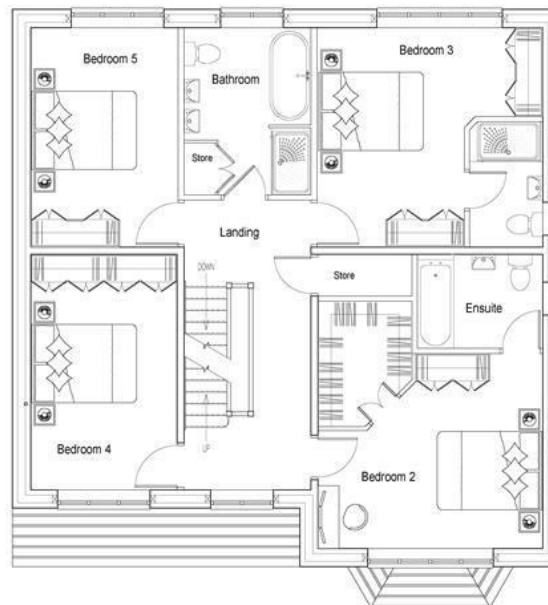
Rear Elevation



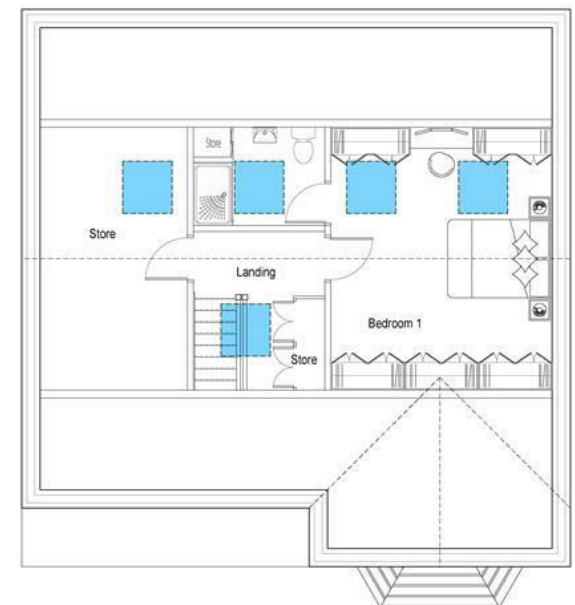
Side Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

NO.5 SCHOOL CLOSE



NO.6 SCHOOL CLOSE

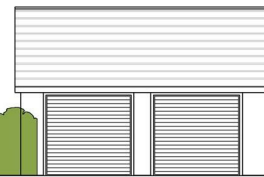


EXISTING STREET SCENE

NO.5 SCHOOL CLOSE



NO.6 SCHOOL CLOSE



NO.7 SCHOOL CLOSE



PROPOSED STREET SCENE