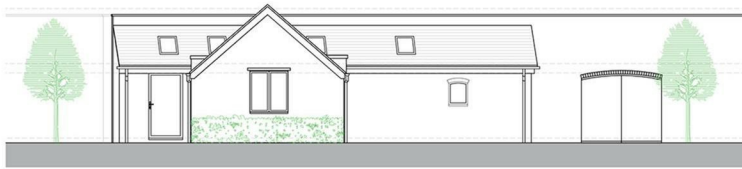




**Development Opportunity at Wergs Hall Gardens, The Spinney and The Bothy Cottages, Wergs Hall Road, Tettenhall, Wolverhampton, WV8 2HQ**

**BERRIMAN**  
**EATON**

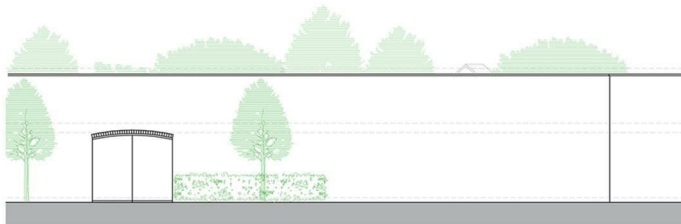




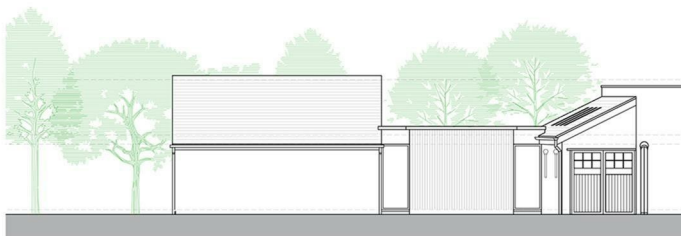
Northern Elevation



Eastern Elevation



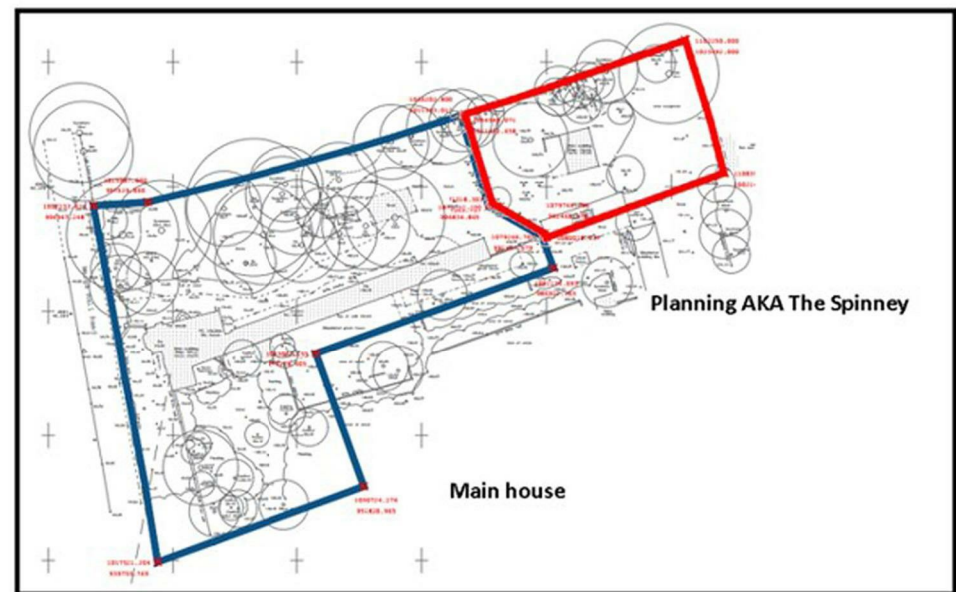
Southern Elevation



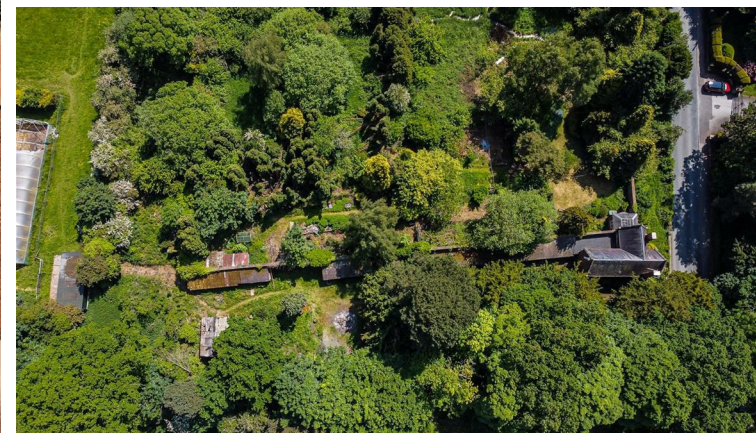
Western Elevation



Ground Floor Plan







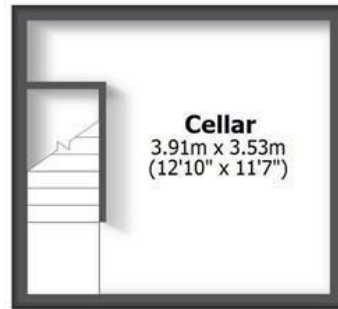
## Development Opportunity at Wergs Hall Gardens, The Spinney and The Bothy Cottages, Wergs Hall Road, Tettenhall,

A unique development opportunity consisting of a landmark period property with planning permission granted to extend over two storeys, adjoining outbuildings with planning permission pending submission to create 3 one bed "mews" style properties and planning permission granted for the creation of a fine, contemporary, single storey residence, all standing in a highly regarded address on the fringes of both Tettenhall and Codsall Village Centres within a superb plot of just under an acre in total



# WERGS HALL GARDENS

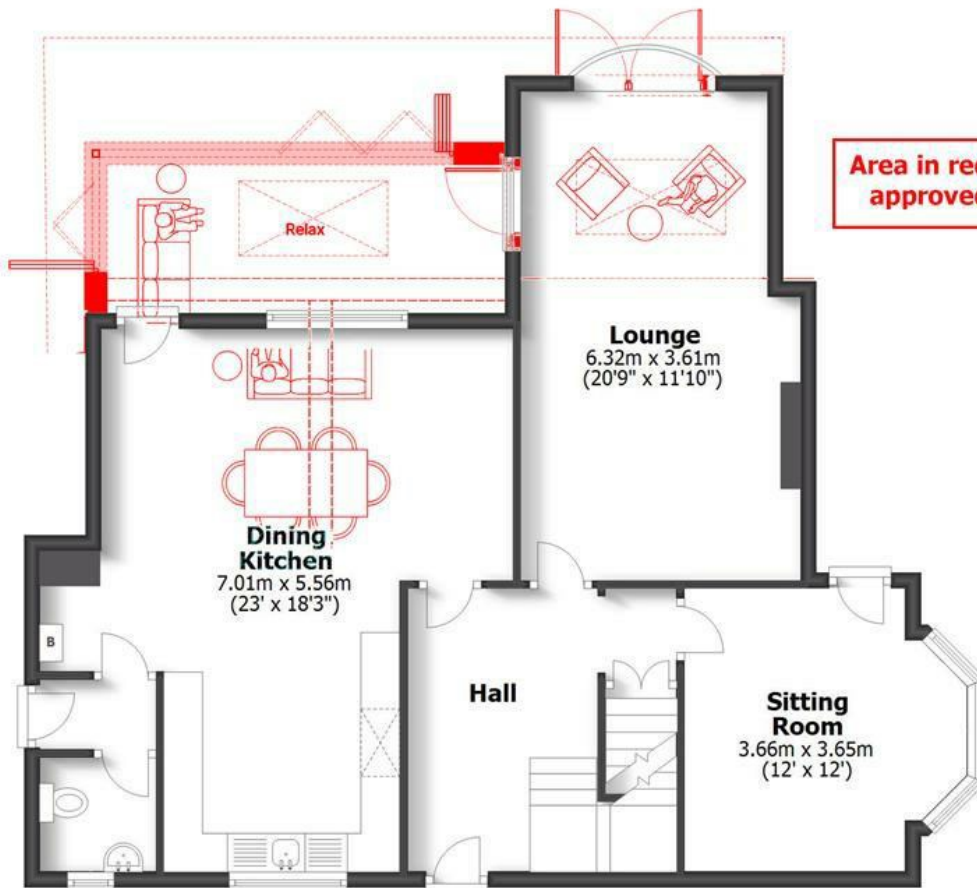
WERGS HALL ROAD, TETTENHALL



Cellars

EXISTING HOUSE: 137.8sq.m. 1483sq.ft.  
 CELLAR: 13.8sq.m. 149sq.ft.  
**TOTAL: 151.6sq.m. 1632sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



## LOCATION

Wergs Hall Gardens stands in a delightful situation almost opposite the gates to Wergs Hall itself and is surrounded by open countryside creating a charming rural setting and yet is within a few minutes drive of the highly regarded centres of both Tettenhall and Codsall.

Wolverhampton City Centre is easily accessible, Codsall and Bilbrook Train Stations provides direct services to both Shrewsbury and Birmingham and the M54 is within easy reach facilitating fast access to Birmingham and the entire industrial West Midlands.

## DESCRIPTION

Wergs Hall Gardens is a wonderful opportunity for developers and extended families alike to create an individual self contained “mini-estate” which would comprise five independent residences.

The principal residence, around which the estate is centred, is a well proportioned, landmark Victorian house which has been in the ownership of the currant family for almost half a century. The house benefits from well proportioned three bedroomed accommodation over two storeys and planning permission has recently been granted, to facilitate the extensions to create a superb residence with, in brief, three reception rooms and a kitchen to the ground floor and four bedrooms and two bath / shower rooms to the upper floor.

An application for planning permission is pending (subject to bat surveys), for the creation of “Bothy Cottages” out of an adjoining range of single storey buildings to the principal residence. Each property will comprise a Mews style cottage with a living kitchen, shower room and bedroom.

Planning permission has also been granted for the creation of a fine, single storey house. The proposed plans provide for a large living room, dining kitchen, two bedrooms, a shower room, a cloakroom and a utility area, but buyers could revisit this provision should they so wish (subject to planning permission).

## OUTSIDE

The entire property stands in grounds of a little under one acre in total, all of which are broadly level.

## PLANNING PERMISSION

### WERGS HALL HOUSE

Planning permission has been granted for “single and two storey extensions” to greatly enhance the scope of accommodation provided.

Planning Permission Application number: 24/00818/FULHH

Date of Decision: 16th January 2025

## THE SPINNEY

Planning Permission has been granted by South Staffordshire Council for the “demolition of three NO.outbuildings. conversion of existing barns to allow erection of new link to create a new dwelling”.

Application number: 22/00777/FUL

Date of Decision: 18th November 2022

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND D – 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.

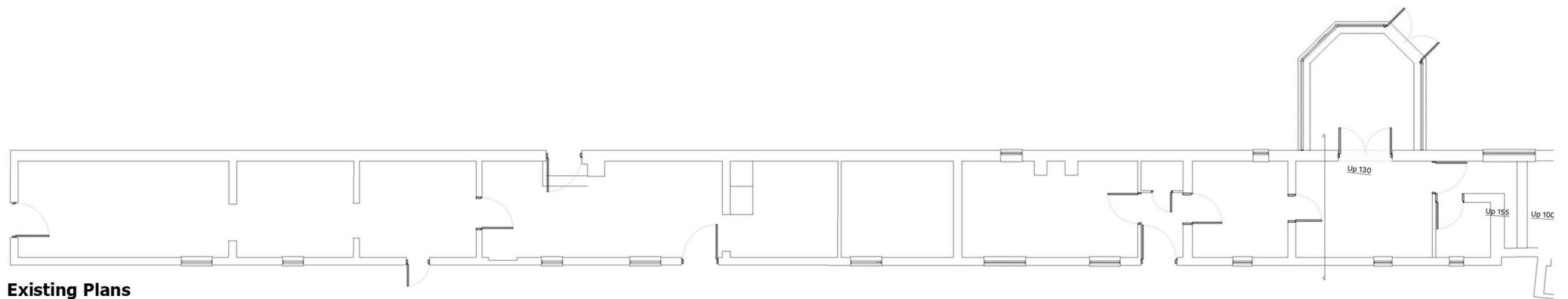
The long term flood defences website shows very low

Offers Around £875,000

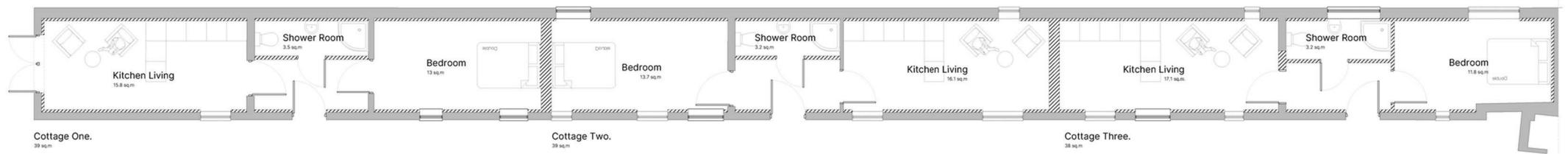
EPC: E

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.





Existing Plans











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**BERRIMAN EATON**