



LAND AT PERTON

Wrottesley Road West, Perton, Wolverhampton



AN ATTRACTIVE BLOCK OF PASTURE LAND

Extending to approximately 17.60 acres (7.12 hectares) on the edge of
the popular village of Perton.

For Sale by Informal Tender.

Tenders to be received by 12 noon on Friday 11th September 2026.

Local Authority: South Staffordshire District Council

Tenure and Possession: Freehold with vacant possession on completion. Completion is anticipated at the end of November 2026, or earlier by agreement.

Rights, Easements and Wayleaves: The property is sold subject to and with the benefit of all rights, easements, wayleaves and rights of way, whether mentioned in these particulars or not.

Sporting Rights: Included insofar as they are owned by the vendor.

Services: We are advised that no mains services are connected to the land.

Guide Price £300,000

Land at Perton

The land offers immediate agricultural and equestrian use, whilst also presenting longer-term strategic potential. In addition, the property may be suitable for environmental and biodiversity enhancement projects, subject to any necessary consents.

The land is accessed from Wrottesley Road West (via Yew Tree Lane) and extends through to Dippons Lane, as shown edged red on the sale plan.

Comprising permanent pasture divided into three paddocks, the property benefits from direct roadside access via a five-bar gate. Boundaries are largely formed by mature hedgerows with sections of post-and-wire fencing. The land is currently used for horse grazing and includes two natural ponds.

Location

The land on the western edge of Perton, approximately 5 miles west of Wolverhampton, the property enjoys a rural setting with excellent accessibility, being approximately 5.5 miles from Junction 2 of the M54 and 10 miles from Junction 10A of the M6.

General Information

Viewing: The land may be viewed during daylight hours on foot with a copy of these particulars. Please ensure all gates are left securely closed.

Anti Money Laundering: The successful purchaser will be required to provide satisfactory proof of identity and source of funds.

Plan and Particulars: These particulars are provided as a guide only and do not form part of any contract. Purchasers should rely on their own inspections and enquiries.



Planning

The property lies within the administrative area of South Staffordshire District Council and is covered by the South Staffordshire Core Strategy (2012) and Site Allocations Document (2018). The Council is currently reviewing its Local Plan.

The vendors are unaware of any previous planning applications relating to the property. Prospective purchasers should satisfy themselves regarding planning matters and future development potential.

Overage

The property will be sold subject to a 25-year overage provision. The vendor, and their successors in title, will receive 20% of any uplift in value arising from residential or commercial development.

For the avoidance of doubt, agricultural and equestrian buildings, including stables, tack rooms and livestock housing, will not trigger the overage.

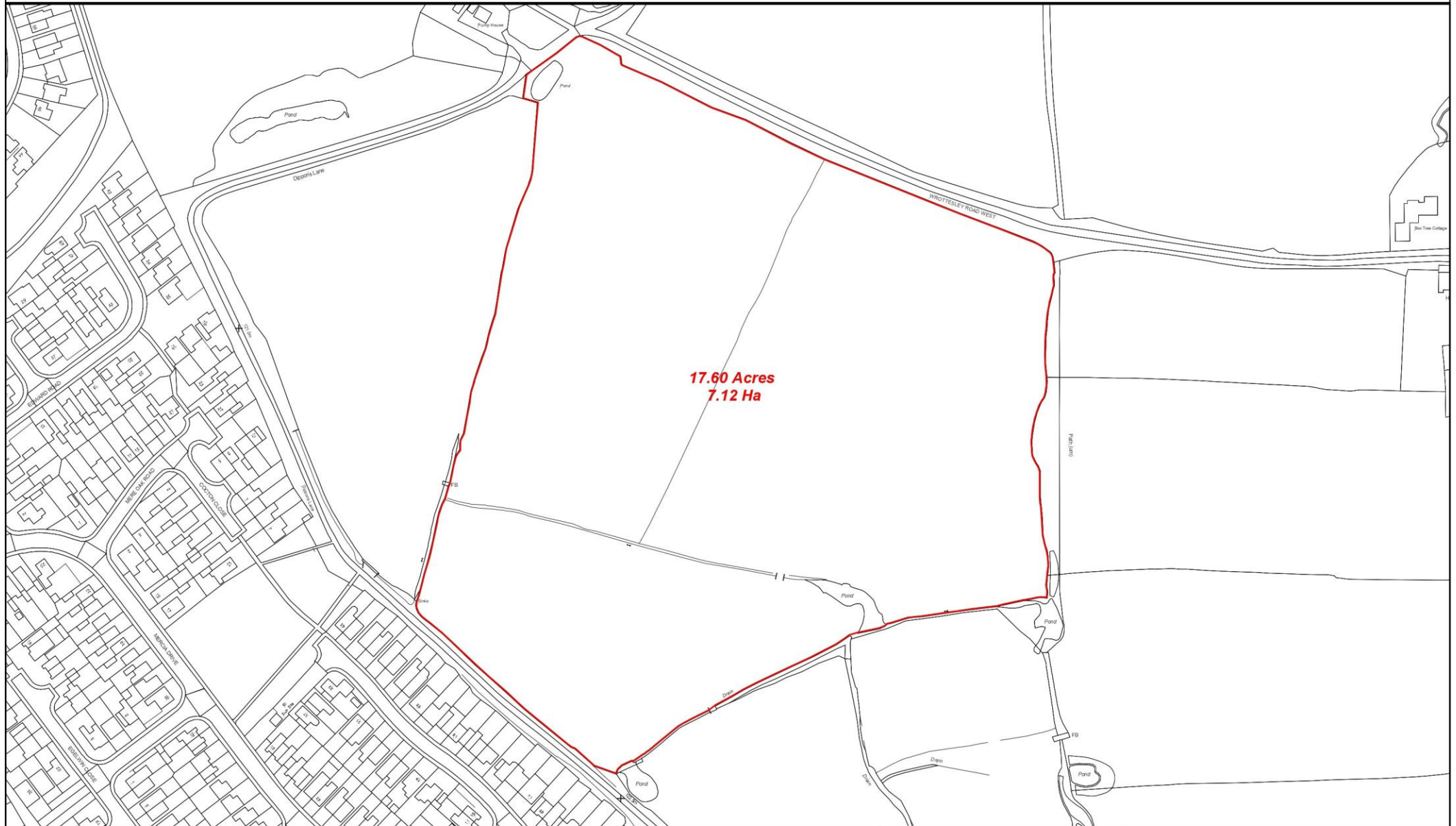
Method of Sale

The property is offered for sale by Informal Tender. Offers should be submitted using the tender form and emailed to kevin.boulton@knightfrank.com with the subject heading **"Land at Perton"** by **12 noon on Friday 11th September 2026**.

The vendor is not obliged to accept the highest, or any, offer received. The successful purchaser will be expected to exchange contracts within four weeks of receipt of draft contracts and pay a 10% deposit. All parties will be notified of the outcome by Thursday 17th September 2026.

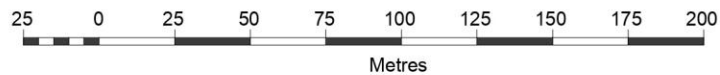


Land at Perton, Wolverhampton



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Title **Land at Perton,
Wolverhampton**



We would be delighted
to tell you more.

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Your partners in property

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Particulars dated July 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.