

# Land at Pool View, Great Wyrley, South Staffordshire WS6 6PA



## Allocated Residential Development Opportunity

Potential to develop 56+ no. dwellings subject to planning, housing mix, design and open space requirements

- Located in the popular South Staffordshire village of Great Wyrley
- Allocated area of approximately 5.6 acres (2.268 ha) with an additional approximately 1.9 acres (0.787 ha) available for public open space/biodiversity net gain (subject to LPA approval)
- Allocated for residential development in South Staffordshire's Site Allocations Document (adopted September 2018)

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## Opportunity

Hawksmoor are instructed by our landowner clients and Seabridge Developments Limited to seek offers from interested parties for this greenfield residential development opportunity in the popular Staffordshire village of Great Wyrley.

The existing allocation is for at least 35 dwellings and the emerging Local Plan review proposes at least 46 dwellings. Subject to housing mix, open space requirements and planning, there may be scope to maximise the development potential of the site to achieve the delivery of 56+ no. dwellings.

## Location

Great Wyrley is a desirable village located in the District of South Staffordshire. The village has a resident population of 11,060 (2011) and is highly sustainable providing a variety of amenities including a Co-op foodstore, banks, GP Surgery and public houses.

The area is well-served by education establishments including the Ofsted-rated 'Good' (2018) St Thomas More Catholic Primary School (within a very short walking distance) and Moat Hall Primary School. Great Wyrley Academy, providing secondary and sixth-form education, is also located within the village.

Landywood rail station, approximately 1.1 miles to the south of the site, provides regular, direct rail services to both Birmingham New Street (from 34 mins) and Rugeley Trent Valley (19 mins). Connecting services to London Euston can be accessed from both of these stations.

Great Wyrley is approximately 2.5 miles to the south of Cannock and 6 miles to the north of Walsall. The site is situated 0.8 mile to the south east of Junction T7 of the M6 Toll Motorway providing onward connections to the A38, M42 & M6 proper.

## Description & Situation

The site is situated to the northern edge of Great Wyrley village. The site borders existing residential development to the south and east, garden land and school playing fields to the west and the A5 to the north.

The site comprises an 'L' shaped area existing greenfield land and extends to approximately 5.6 acres (2.268 ha)

gross. The topography of the site slopes downwards from south to north. There is an existing gated access point to Pool View to the south of the site.

There is potential for the successful purchaser to acquire additional land extending to approximately 1.9 acres (0.787 ha) which, subject to LPA approval, could potentially accommodate public open space and biodiversity net gain requirements.

There are existing water main and rising main easements on site, further details of which can be provided.

## Planning

The site benefits from an adopted allocation for at least 35 no. dwellings under Policy SAD2/Site Ref: 139 in the Council's Site Allocations Document (September 2018), including 40% affordable housing provision.

Notwithstanding, the Council's recent Preferred Options Local Plan Review consultation document published in November 2021 proposes a replacement allocation of at least 46 no. dwellings. Additionally, the Local Plan Review proposes a reduced requirement for 30% affordable housing and a considerably reduced public open space requirement.

The adopted allocation provides for a new access via Pool View. There is also an existing access off the A5 to the north of the site which is considered capable of improvement and could potentially provide a secondary/emergency access.

Offers for the site are welcomed on a subject to planning basis, and further discussions surrounding the amount of development possible will be taken forward with our clients and Seabridge Developments in due course.

Interested parties are requested to approach Hawksmoor with any planning queries and not to discuss the site with the Local Planning Authority.

## Local Planning Authority

South Staffordshire District Council  
Council Offices  
Wolverhampton Road  
Codsall  
South Staffordshire  
WV8 1PX  
Telephone: (01902) 696000  
[www.sstaffs.gov.uk](http://www.sstaffs.gov.uk)



## Highway Authority

Staffordshire County Council  
1 Staffordshire Place  
Stafford  
ST16 2DH  
Telephone: 0300 111 8000  
[www.staffordshire.gov.uk](http://www.staffordshire.gov.uk)

## Tenure

The site is held freehold and will be sold with the benefit of vacant possession.

## Information Pack

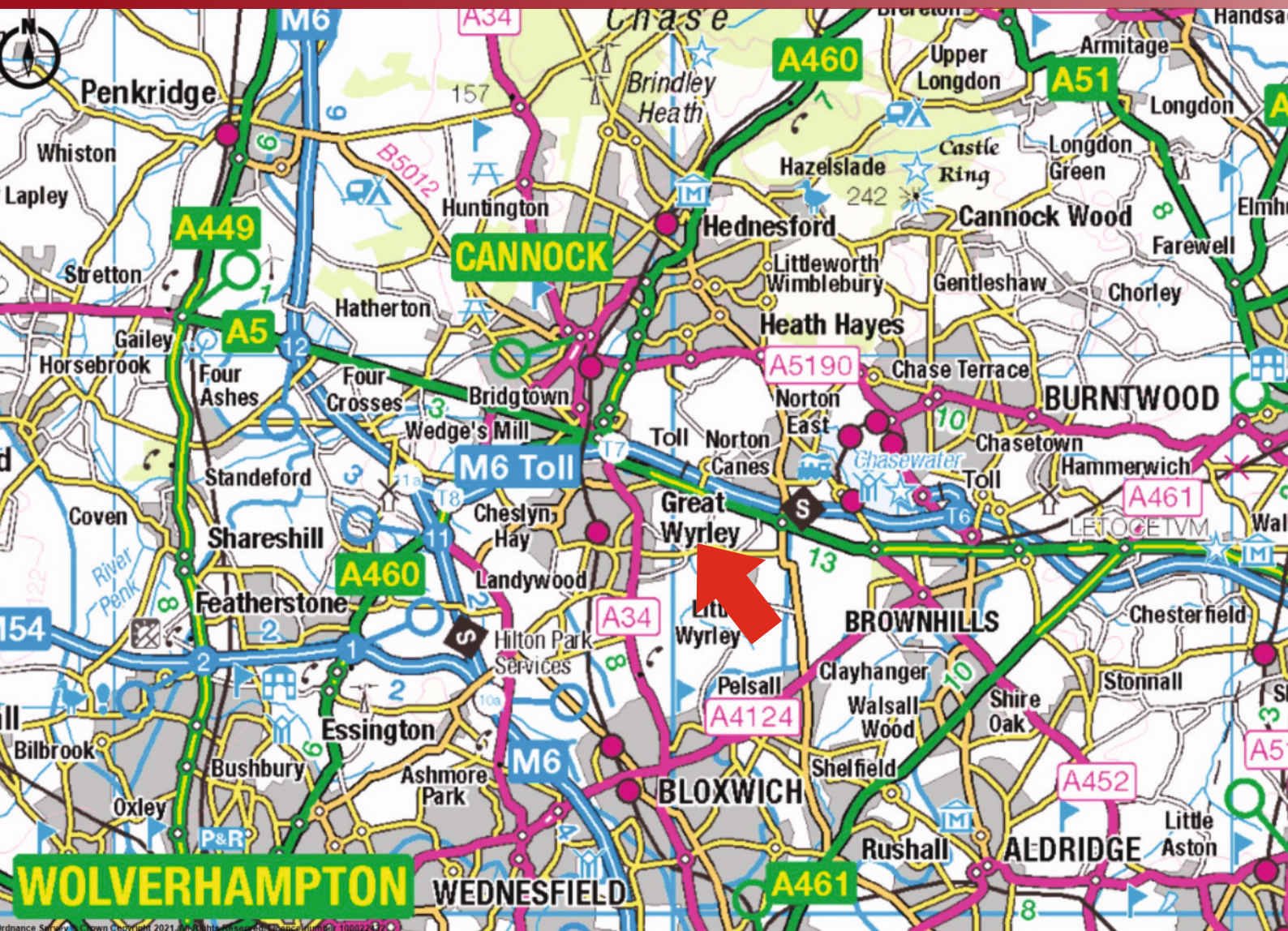
An information pack is available on a dedicated website. Access details will be provided following receipt of an initial expression of interest.

## Method of Sale

The site is offered for sale by informal tender. Offers conditional upon the grant of detailed planning permission are to be made on the basis of the tenderer's preferred layout and will be subject to deductions in respect of agreed s106 and abnormal costs and are invited for the freehold interest in the property. Vacant possession is to be provided upon legal completion.







## Viewing Arrangements

Viewing is by prior appointment through the sole selling agent Hawksmoor. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

## Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Tom Bathurst at: Hawksmoor, Suites 1 & 2, City Point, Swan Road, Lichfield, Staffordshire, WS13 6QZ

Telephone: 01543 266660

Email: [tbathurst@hawksmoorps.co.uk](mailto:tbathurst@hawksmoorps.co.uk)

Website: [www.hawksmoorps.co.uk](http://www.hawksmoorps.co.uk)

## Important Note

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