

Development Opportunity

Ryders Mere, Pelsall

BAGSHAWS EST 1871
Land • Property • Livestock

Ryders Mere, Pelsall

North Walsall Wood

Walsall, WS3 4PU

92.22ac

The site extends to approximately 92.22 acres (37.32 hectares), incorporating a circa 16.8 acre (6.79 hectare) lake. The wider holding comprises a mix of open water, mature woodland and grassland, forming an attractive and predominantly natural landscape.

The site could be suitable for a range of development opportunities, subject to the necessary planning consents.

Price on application

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com

Location:

Ashbourne Office - 01335 342201 ashbourne@bagshaws.com The site is situated at Ryders Mere in the West Midlands, positioned within an established area of woodland and open water approximately 3 miles northeast of Walsall town centre and around 8 miles northwest of Birmingham city centre.

The location benefits from access to the southwest via Ryders Hayes Lane, with the A452 Chester Road and A461 providing connections to the wider Midlands motorway network, including the M6 motorway approximately 4 miles to the east.

Ryders Mere occupies a secluded natural setting characterised by mature woodland, lakeside frontage and areas of open green space. The site adjoins established residential neighbourhood's and recreational land uses, while also benefiting from proximity to local amenities and transport links within the surrounding urban area.





The surrounding area comprises a mix of residential development, green infrastructure and commercial occupiers, with nearby open spaces and nature areas contributing to the sites attractive environmental setting.

General Information

Services:
Interested parties should make their own enquiries.

Planning:
The site could be suitable for a range of development opportunities, subject to the necessary planning consents.

Tenure:
Freehold. The property is available to purchase freehold with vacant possession.

Viewing:
Strictly by prior appointment with the Agent's Telford office: Sam Dolphin Contact: Sam Dolphin Direct Line: 01952 521008 Mobile: 07497 204496 Email: Sam@andrew dixon.co.uk Ref: SJD/4220

Strictly by prior appointment with Bagshaws Ashbourne Rory Clark Direct Line: (01335) 342201 Email: Ashbourne@bagshaws.com

Value Added Tax:
All figures quoted are exclusive of VAT, which may be payable at the prevailing rate

Method of Sale:
Local Authority: The property is offered by way of Private Treaty Walsall Council, Civic Centre, Darwall Street, Walsall. WS1 1TP Tel: 01922 650000

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes: -
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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