

# Development Opportunity

## Land at Highfields North, Walsall

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# Land at Highfields

North Walsall Wood

Walsall, WS9 9AL

## 44ac

The site extends to approximately 44 acres (17.84 hectares). The wider holding comprises a mix of mature woodland, open water 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.

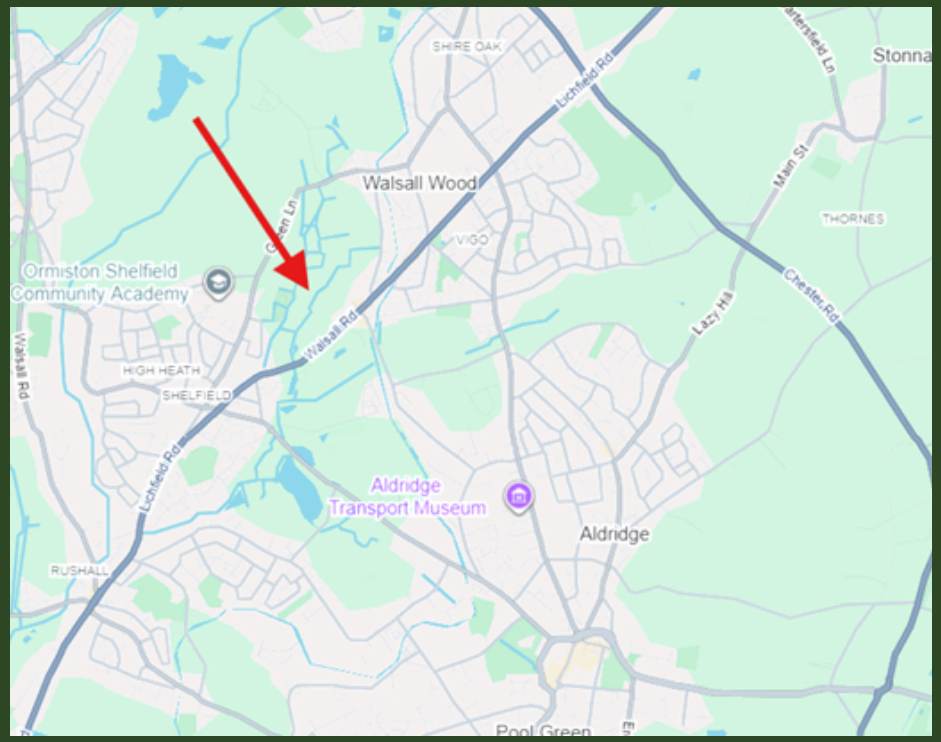
The Jockey Fields SSSI comprises c 12.94 hectares (32 acres) of the site being sold. This does not preclude using the land for grazing and livestock subject to consultation with Natural England. There is approximately 4.86 hectares (12 acres) of land in the northeast corner of the site, that is outside the SSSI and could be used for other development.

## Price on application

Location: The site is situated at Highfields North, Walsall Wood, within the West Midlands, positioned approximately 3 miles north of Walsall town centre and around 10 miles northwest of Birmingham city centre. The location benefits from direct access via Walsall Road (A461), which provides convenient connections to the surrounding highway network, including the A452 Chester Road and the M6 motorway approximately 5 miles to the southeast via Junctions 9 and 10.

Highfields North occupies an established suburban setting characterised by a mix of residential neighbourhoods, commercial premises and areas of open green infrastructure. The site benefits from proximity to local amenities within Walsall Wood and neighbouring centres such as Aldridge and Brownhills, while public transport connections are available along Walsall Road with rail services accessible from nearby Bloxwich and Walsall stations.





The surrounding area comprises a varied mix of residential development, light industrial and commercial occupiers, together with nearby recreational land and ecological assets. The wider area also benefits from established woodland and designated nature sites, including the Jockey Fields Site of Special Scientific Interest, contributing positively to the environmental character and landscape setting of the site. Adjacent to the site is a Lidl Supermarket, which finished construction in 2025, highlighting the development potential of this site.

# General Information

**Services:**
Interested parties should make their own enquiries.

**Planning:**
The entire site has an extant planning permission for the extraction of minerals including Fireclays granted by Walsall Metropolitan Borough Council to Parkhill Reclamation Limited dated 29 March 1996. Further details are available on request The site could be suitable for a range of development opportunities, subject to the necessary planning consent.

**Tenure:**
There is currently a licence to two individuals occupying the land, mainly for husbandry and grazing. Further details are available on request.

**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

**Method of Sale:**
Local Authority: 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. The property is offered by way of Private Treaty





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