



FOR SALE

DEVELOPMENT OPPORTUNITY



RED LINE BOUNDARY FOR ILLUSTRATIVE PURPOSES ONLY

Ryders Mere, Pelsall

Walsall Wood, Walsall, WS3 4PU

- Approximately 92.22 acres (37.32 hectares) of freehold land with development potential
- Incorporating an approximately 16.8 acre (6.79 hectare) lake
- Attractive semi-rural location close to Pelsall town centre and all local amenities

Ryders Mere

Ryders Mere, Pelsall

LOCATION

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 11 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 via Junctions 7–10.

Ryders Mere occupies a secluded natural setting characterised by mature woodland, lakeside frontage and areas of open green space. The site adjoins established residential neighbourhoods 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 site's attractive environmental setting.

DESCRIPTION

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.



ACCOMMODATION

Whole Site	92.22 ac	37.32 ha
Lake	16.8 ac	6.79 ha

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.

PRICE

Price upon application

SERVICES

Interested parties should make their own enquiries.

LOCAL AUTHORITY

Walsall Council, Civic Centre, Darwall Street, Walsall. WS1 1TP - Tel: 01922 650000

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

Strictly by prior appointment with Andrew Dixon & Co: 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 Uttoxeter: Rory Clark
Contact: Rory Clark
Direct Line: (01335) 342201
Mobile: 07810 544050
Email: Rory.clark@bagshaws.com



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