



Chartered Surveyors &
Commercial Property Consultants

FOR SALE

DEVELOPMENT OPPORTUNITY



RED LINE BOUNDARY FOR ILLUSTRATIVE PURPOSES ONLY

Land at Highfields North, Walsall Wood, Walsall, WS9 9AL

- Approximately 44 acres (17.84 hectares) of freehold land with development potential
- Attractive semi-rural location close to Walsall Wood town centre and all local amenities
- Excellent transport links via A452 Chester Road and the M6 motorway
- Benefitting from an extant planning permission for the extraction of minerals

Tel: 01952 521000
www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

Land at Highfields North Walsall Wood

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.

DESCRIPTION

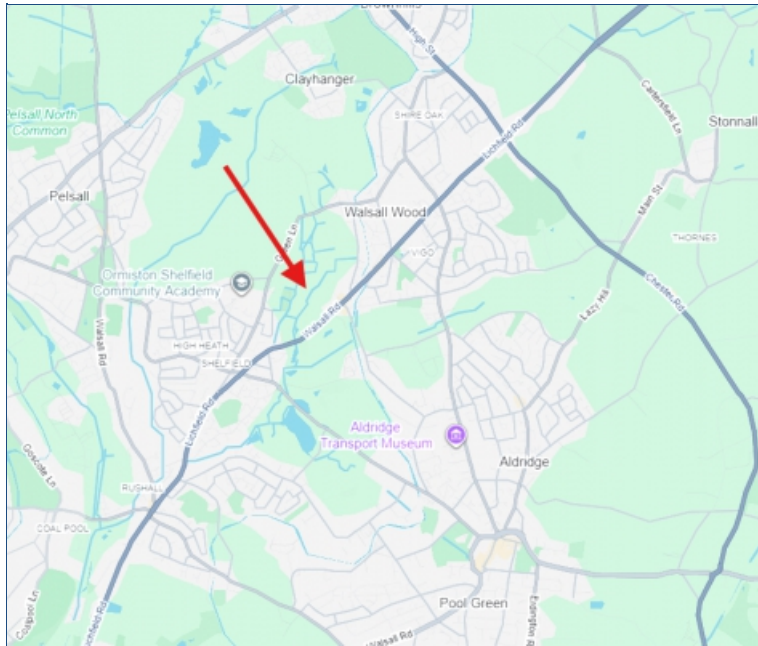
The site extends to approximately 44 acres (17.84 hectares). The wider holding comprises a mix of mature woodland, open water and grassland, forming an attractive and predominantly natural landscape.

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.

ACCOMMODATION

Whole Site	44 Acres	17.84 Hectares
------------	----------	----------------



Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



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 consents

PRICE

Price upon application

LICENCE

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

SERVICES

Interested parties should make their own enquiries.

LOCAL AUTHORITY

Walsall Council, Civic Centre, Darwall Street, Walsall. WS1 1TP - Tel: 01922650000

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 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 the Agent's Telford office:

Contact: Sam Dolphin
Direct Line: 01952 521008
Mobile: 07497 204496
Email: Sam@andrew-dixon.co.uk
Ref: SJD/4189

Strictly by prior appointment with Bagshaws Uttoxeter: Rory Clark

Contact: Rory Clark
Direct Line: (01335) 342201
Mobile: 07810 544050
Email: rory.clark@bagshaws.com