

Development Opportunity at Wergs Hall Gardens, The Spinney and The Bothy Cottages, Wergs Hall Road, Tettenhall, Wolverhampton, WV8 2HQ

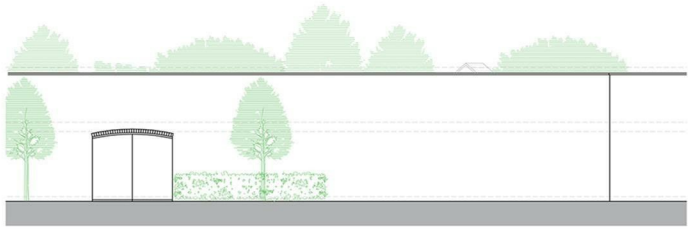
BERRIMAN EATON



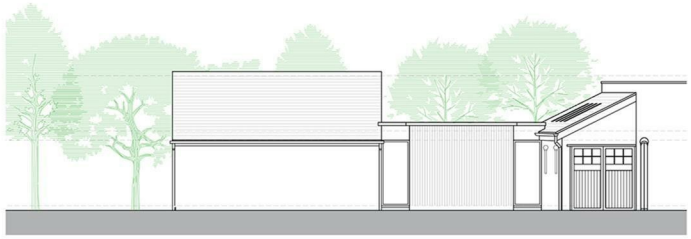
Northern Elevation



Eastern Elevation



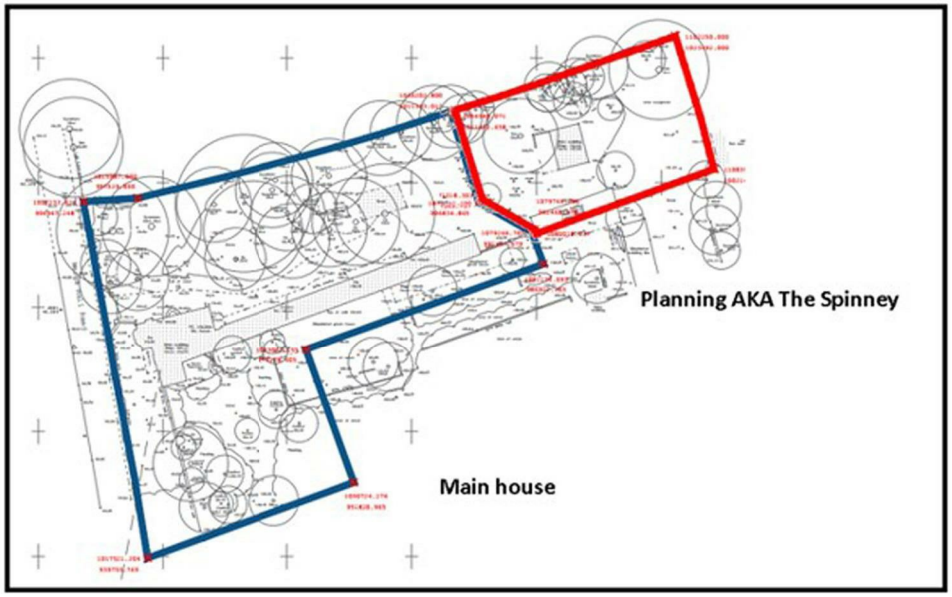
Southern Elevation



Western Elevation



Ground Floor Plan











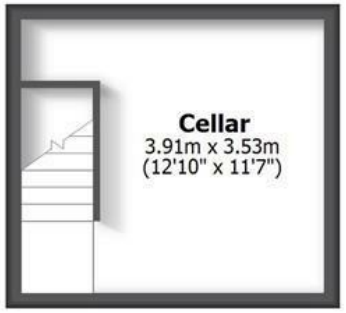
Development Opportunity at Wergs Hall Gardens, The Spinney and The Bothy Cottages, Wergs Hall Road, Tettenhall,

Period property with planning permission granted to extend, plus planning permission granted for a two-bedroom residence and outbuildings with planning permission granted for 3 one bed "mews" style properties, all standing in a highly regarded address on the fringes of both Tettenhall and Codsall Village Centres within a superb plot of just under an acre in total providing a unique development opportunity. NO UPWARD CHAIN.

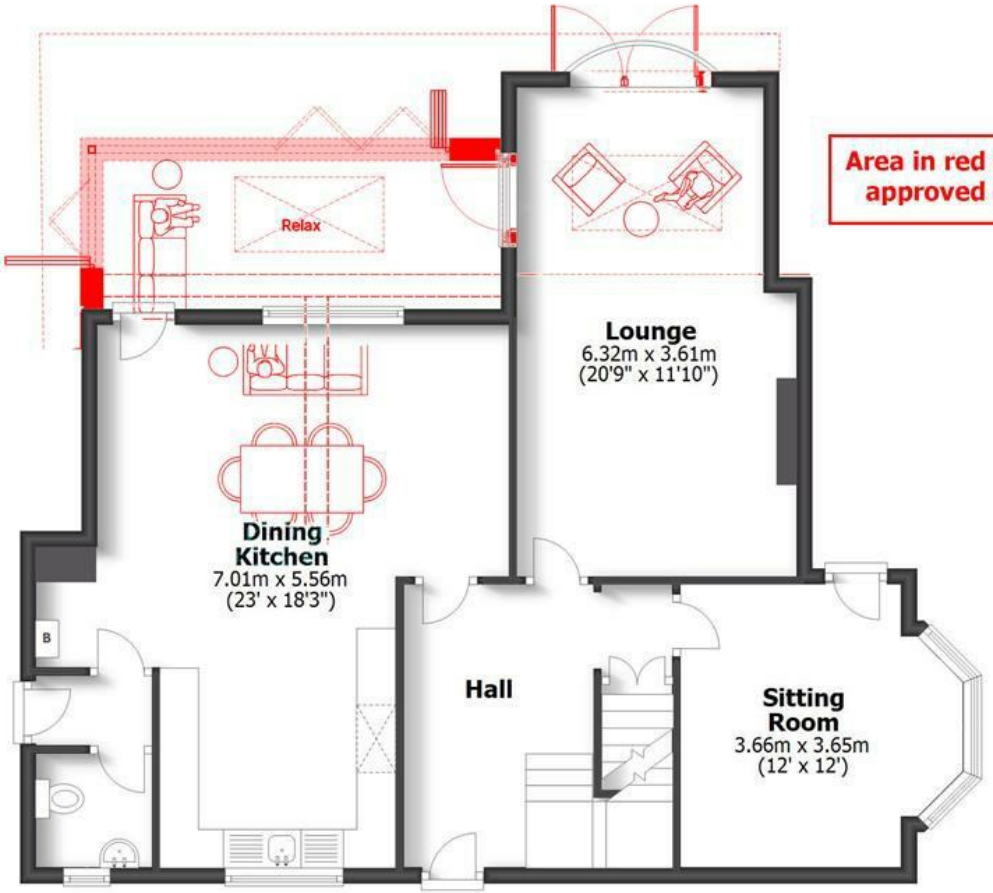
WERGS HALL GARDENS
WERGS HALL ROAD, TETTENHALL

EXISTING HOUSE: 137.8sq.m. 1483sq.ft.
CELLAR: 13.8sq.m. 149sq.ft.
TOTAL: 151.6sq.m. 1632sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

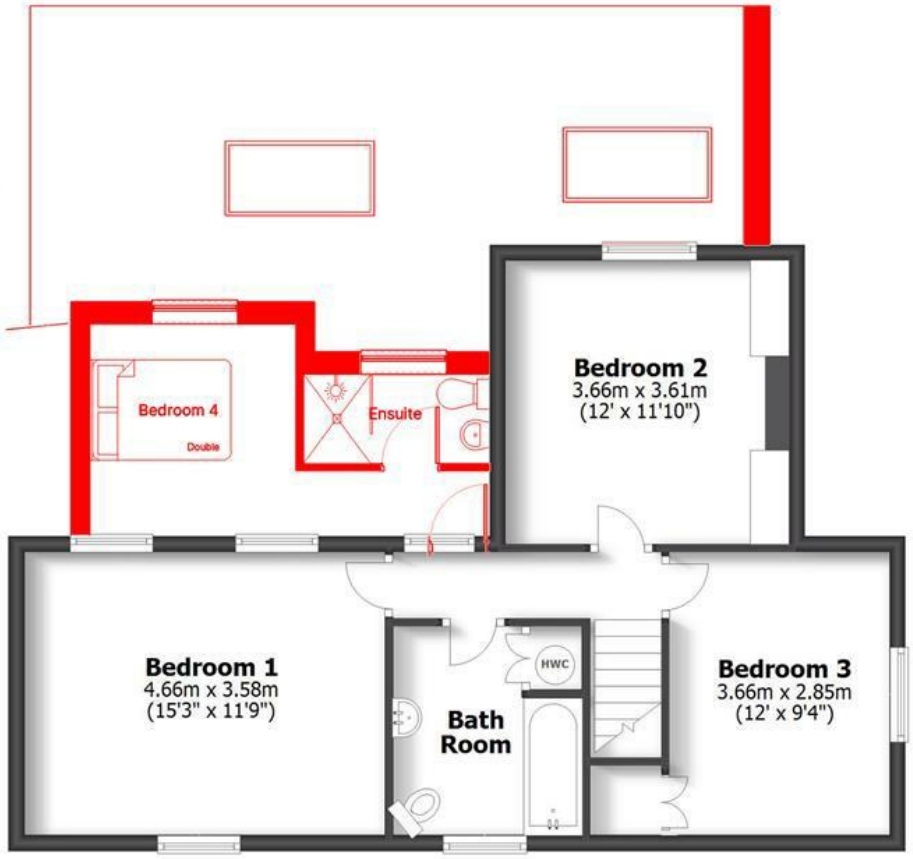


Cellars



Ground Floor

Area in red shows approved plans



First Floor

LOCATION
Wergs Hall Gardens stands in a delightful situation almost opposite the gates to Wergs Hall itself and is surrounded by open countryside creating a charming rural setting and yet is within a few minutes drive of the highly regarded centres of both Tettenhall and Codsall.

Wolverhampton City Centre is easily accessible, Codsall and Bilbrook Train Stations provides direct services to both Shrewsbury and Birmingham and the M54 is within easy reach facilitating fast access to Birmingham and the entire industrial West Midlands..

DESCRIPTION
Wergs Hall Gardens, originally known as Wergs Plantation was built in 1849 to provide provisions for Wergs Hall which is situated on the other side of Wergs Hall Road. Consequently, Wergs Hall Gardens has extensive outbuildings incorporating a high solid wall designed to absorb heat in the daytime and radiate it overnight. The site was configured as south facing to make the most of the sun giving the buyer a character house with a lovely south facing garden including extensive outbuildings and a gated driveway with privacy and the potential to fit with their plans and lifestyle.

Wergs Hall Gardens is a wonderful opportunity for developers and extended families alike to create an individual self contained "mini-estate" which would comprise five independent residences.

The principal residence, around which the estate is centred, is a well proportioned, landmark Victorian house which has been in the ownership of the currant family for almost half a century. The house benefits from well proportioned three bedroomed accommodation over two storeys and planning permission has recently been granted, to facilitate the extensions to create a superb residence with, in brief, three reception rooms and a kitchen to the ground floor and four bedrooms and two bath / shower rooms to the upper floor.

Planning permission has been granted for the creation of "Bothy Cottages" out of an adjoining range of single storey buildings to the principal residence. Each property will comprise an independent residence with a living kitchen, shower room and bedroom.

Planning permission has been granted for the creation of a fine, single storey house. The proposed plans provide for a large living room, dining kitchen, two bedrooms, a shower room, a cloakroom and a utility area, but buyers could revisit this provision should they so wish (subject to planning permission).

OUTSIDE
The entire property stands in grounds of a little under one acre in total, all of which are broadly level.

PLANNING PERMISSION

WERGS HALL HOUSE
Planning permission has been granted for "single and two storey extensions" to greatly enhance the scope of accommodation provided.
Planning Permission Application number: 24/00818/FULHH
Date of Decision: 16th January 2025

THE SPINNEY
The Spinney - Planning Permission has been granted by South Staffordshire Council for the "demolition of three no. outbuildings. Conversion of existing barns to allow erection of new link to create a new dwelling".
Application number: 26/00125/FUL
Date of Decision: 19th May 2026

Three one-bedroom dwellings - Planning Permission has been granted by South Staffordshire Council for the "Conversion of existing outbuildings to form 3 no. 1 Bedroom Cottages".
Application number: 25/00834/FUL
Date of Decision: 23rd January 2026

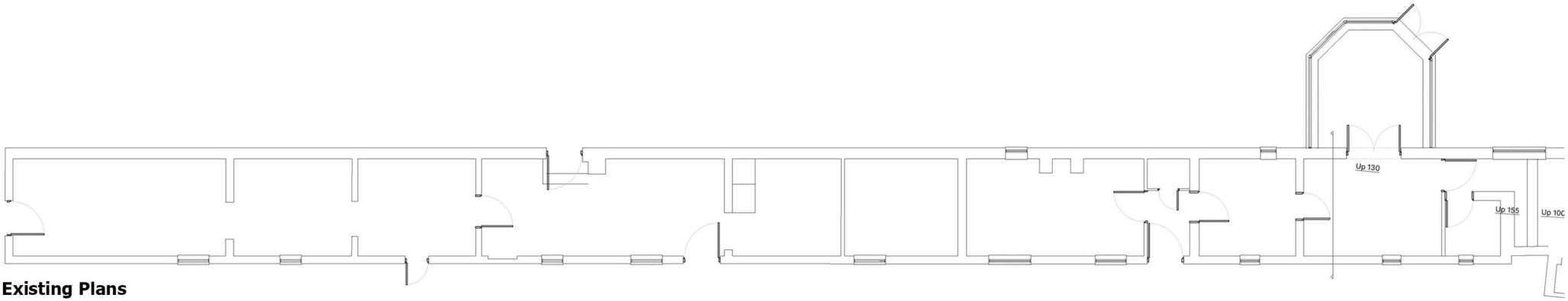
We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is likely and limited coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

Offers Around £795,000 EPC: E

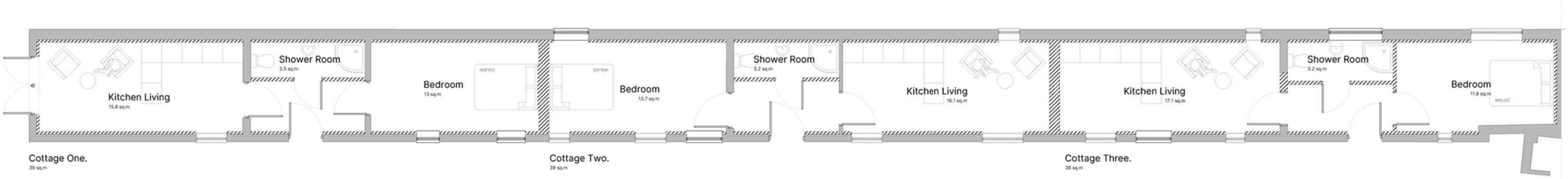
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







Existing Plans















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