

Access

Access will be off Chapel Lane.

Services / Drainage

All utilities are thought to be available together with drainage. Prospective purchasers should make their own enquiries in respect to availability of drainage, services and cost of connections.

Existing Wayleaves, Easements and Rights of Way

The land is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these details.

Viewing

strictly by prior appointment with Compass Land and Development.

Tenure

The land is to be sold freehold with vacant possession on completion.

Terms

Guide price: Conditional (STPP) and Unconditional offers are invited in excess of £7,000,000

Conditions of sale:

- (1) The purchasers are to exchange contracts within a timescale to be agreed, from when their solicitors receive draft contract documentation.
- (2) The purchasers are to pay an agreed deposit at exchange of contracts. If a conditional sale, the deposit will be refundable if planning permission is refused by the local planning authority and upheld in any subsequent appeal.
- (3) If conditional, the purchasers are to submit a suitable planning application within an agreed timescale from exchange of contracts.
- (4) Legal completion is to take place within an agreed timescale, or if conditional, following receipt of planning permission, completion of S.106 Agreement and expiry of Judicial Review period.

Contact

Compass Land and Development on 01234 351577

E: dpd@compasspropertygroup.co.uk
ms@compasspropertygroup.co.uk

Contact selling agents:



Telephone: 01234 351577

Compass Land and Development
Compass House, 14-16 Bromham Road, Bedford MK40 2QA
www.compasspropertygroup.co.uk

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that: (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land. These details are presented subject to Contract and without prejudice. February 2022.

FOR SALE

**Great Barr Hall & Registered Park,
Suttons drive, Great Barr Birmingham B43 7BB**



A rare opportunity to purchase a Grade II listed hall (now in ruins), together with c153.8 acres / c62.2 ha parkland and two lakes, which may have potential for some form of residential or other type of development (STPP).

Selling agents:



Great Barr Hall - brief history

Great Barr Hall is an 18th-century mansion with associations with the Lunar Society and is a Grade II listed building. It is, however, in a very poor state of repair and is on the Buildings at Risk Register.

It is a nine-bay mansion in the Strawberry Hill Gothic Revival style. The house was much altered and extended about 1840 and in 1863 by Sir Francis Scott, 3rd Baronet. After his death in 1863, his widow Mildred lived on in the Hall until her death in 1909.

In 1911, the estate was purchased by a local hospital board. The hospital was closed and in the 1980s the grounds became a nature reserve. The hall itself was abandoned in 1978 and, despite its 1971 Grade II* listing (since revised by English Heritage to Grade II), was left to decay.



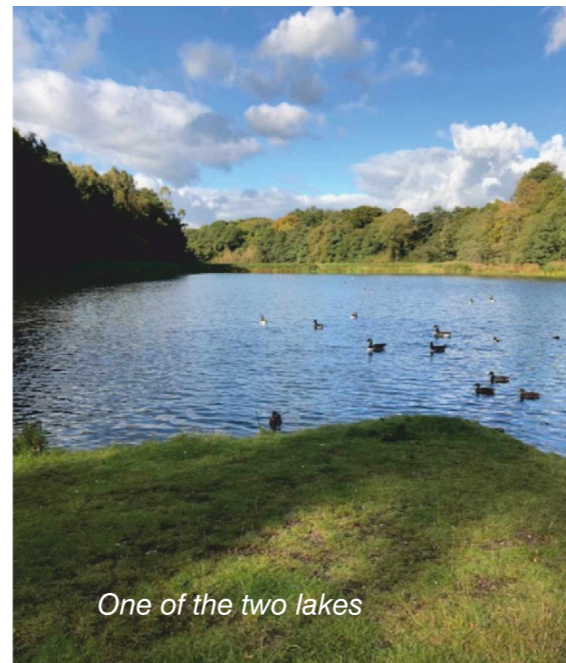
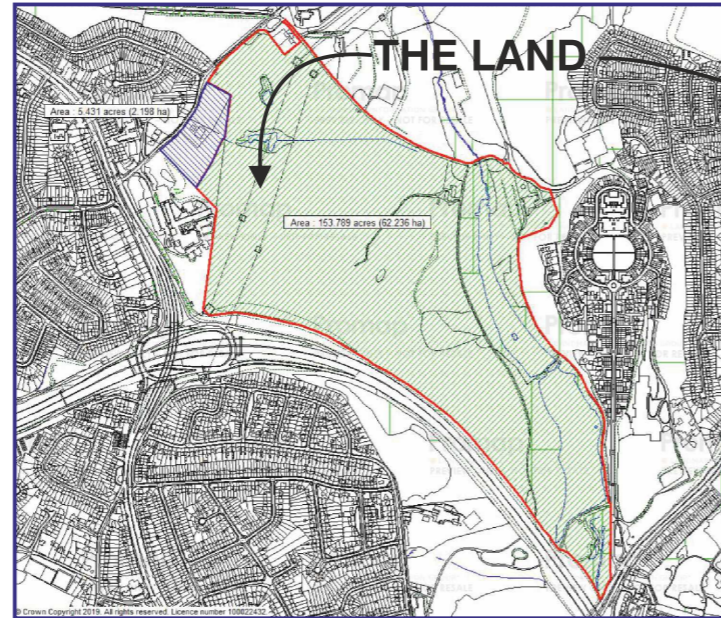
Summary

A large part of the land is surrounded by established residential development and is bordered by the M6 to the south west.

Exploiting the development potential of the land will require a solution that includes the restoration of Great Barr Hall (or an agreed replacement Statement Building - STPP). It is believed there may be potential for residential or other development uses of the land (STPP).

Possible future uses of the restored Hall or replacement building could be care or community with public access to the parkland and lakes for leisure.

Work on the lakes will need to be undertaken as required by the Environment Agency.



Location

Great Barr is located 6 miles to the north west of Birmingham city centre. It has all amenities expected of a very busy residential area with good road and rail connections to West Bromwich, Walsall and Birmingham.

During the 1960s the area received a motorway link when Junction 7 of the newly built M6 motorway was opened on the A34. It is also located close to the starting point of the M5, which can be accessed just one mile northwards on the M6.



Planning

The land/property has an extensive planning history. Plans were submitted in 2013 for a development of 57 large dwellings on substantial plots on various parts of the lands (extending in areas to a total of c34.5 acres) - **see diagram below and by visiting Walsall Council Planning Department - Restoration and alterations to Great Barr Hall Grade II and Grade II Registered Park including 57 dwellings - application reference 13/1567/FL**, the application was refused on 17th February 2022. However, we still believe there may be potential for some form of development subject to appropriate planning approval, viability and agreed enabling works.

A policy within Walsall Council Allocation Document (SAD) January 2019 (pages 130-140), has further details regarding support for potential development of the lands/property.

Confirmation of an acceptable scale of development has yet to be indicated together with potential restoration or redevelopment of the Hall (STPP). Walsall Council planners and Historic England are keen to see restoration of the Hall, surrounding land and lakes.

