

FOR SALE

SECURE OPEN STORAGE SITE/YARD

**WILLENHALL LANE,
BLOXWICH, WALSALL, WS2 7ED**



2.40 ACRES approx.
(0.97 HECTARES)

**Includes ancillary offices and storage facility extending to approximately
17,072 sqft (1,586 sqm)**

Approx. 2 miles from Junction 10 of the M6 Motorway

Anticipated vacant possession date End of March 2027

PRICE: £2,000,000, exclusive





Location:

The property is located on the southern side of Willenhall Lane in Bloxwich.

Bloxwich is situated approximately 2 miles west of Walsall.

Willenhall Lane runs in an east to west direction from Green Lane (A34) the main arterial route leading northwards from Walsall Town Centre.

Junction 10 of the M6 Motorway is approximately 2 miles south of the property.

Description:

The property comprises a broadly rectangular shaped site of predominantly tarmac surface.

The site is fully secure with gated access off Willenhall Lane. We understand all mains services are connected to the site.

There is approximately 17,072 sq.ft. of accommodation on site which comprises a 2-storey office.

There are also a number of external outbuildings/garages.

Accommodation:

	Acres	Hectares
Site Area	2.40	0.97

Tenure:

Freehold with vacant possession.

Price:

£2,000,000, exclusive

Business Rates:

Rateable Value (2026): £114,000

EPC Rating:

D (77)

Planning:

Interested parties should make their own enquiries to Walsall Council Planning Department.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Money Laundering:

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

Legal Costs:

Each party to pay their own legal costs.

Viewing:

For further information or to arrange a viewing please contact the sole agents:

Harris Lamb

Contact:

Thomas Morley
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Ref: G008175
Date: September 2026

SUBJECT TO CONTRACT





