PALACE AUCTIONS

LONDON



Land west of Elliot Drive

CHURCHBRIDGE · CANNOCK WS11 8JQ

Approximately 3,600 sq m of freehold Green Belt amenity land between the railway and Elliot Drive, Churchbridge

GUIDE PRICE*

£50,000

*Plus buyer's premium of £2,000 plus VAT. See Important Notices.

AUCTION

Wednesday 28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE LAND

Amenity land in Churchbridge

A long strip of freehold land of approximately 3,600 sq m between the railway line and the houses off Elliot Drive, just south of the M6 Toll.

3,600	c.0.9	Green Belt	Freehold	£50k
SQ M (APPROX.)	ACRES (JUST UNDER)	DESIGNATION	TITLE	GUIDE PRICE

The land

A parcel of land west of Elliot Drive, Churchbridge, extending to approximately 3,600 sq m (just under 0.9 acres), subject to measured survey. It is a long, narrow strip between the railway line and the rear of the houses on Lockside and Myrtle Glade, just south of the M6 Toll, and is partly wooded. It suits amenity use or long-term holding.

The auctioneers have not inspected the land. The description is based on information from the seller, the title and aerial images.

Planning

The land is in the Green Belt, and there is no planning permission for any development. Green Belt policy strictly limits new building. The local planning authority is South Staffordshire District Council, and the county council is Staffordshire County Council. Buyers should not assume that planning permission will be granted, and should take their own planning advice before bidding.

LOCATION

Churchbridge, Cannock

On the edge of Cannock, close to Great Wyrley, Cheslyn Hay and Landywood, with local shops and schools nearby.

CONNECTIONS

M6 Toll
Just to the north.

M6 & A5
Close by.

Rail
Landywood station: trains to Birmingham.

Towns
Cannock and Cheslyn Hay.

Buyers should check distances and journey times for themselves.

THE SITE

The site from above



Aerial view. The site is outlined in green, between the railway line and the houses on Lockside and Myrtle Glade, with the M6 Toll to the north.



Closer aerial view of the land beside the railway

Aerial images are for identification only and are not to scale. The boundary shown is indicative. Buyers must rely on the title plan in the legal pack.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

ADDRESS	Land west of Elliot Drive, Churchbridge, Cannock, Staffordshire WS11 8JQ
PROPERTY	Freehold amenity land in the Green Belt
SITE AREA	Approximately 3,600 sq m (just under 0.9 acres), subject to survey
GUIDE PRICE	£50,000*
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange

LEGAL & FEES

Before you bid

TENURE	Freehold
LOCAL AUTHORITY	South Staffordshire District Council; Staffordshire County Council
INSPECTION	Not inspected by the auctioneers
DESIGNATION	Green Belt
PLANNING	None. No development should be assumed.
BUYER'S PREMIUM	£2,000 plus VAT, payable on exchange
CONTRACT DOCUMENTS	£850 plus VAT, payable on exchange
LEGAL PACK	From palaceauctions.com
VIEWING	On foot in daylight, without appointment, at your own risk

How to bid

1. **Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
2. **Complete ID and anti-money-laundering checks.** You must be approved before you can bid, and bidder security is needed when you register.
3. **Read the legal pack**, the Special Conditions and any addendum, and take advice from a solicitor and a planning adviser, including on access.
4. **Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the date in the contract.
5. **Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. The reserve will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Not inspected. The auctioneers have not inspected the land. Buyers must inspect it and satisfy themselves on all matters before bidding.

Green Belt and planning. The land is in the Green Belt and has no planning permission. These particulars do not suggest that planning permission will be granted for any development. Buyers must make their own enquiries of South Staffordshire District Council and take independent planning advice.

Access, boundaries and title. Buyers must check access to the land, its boundaries and any rights of way, covenants or restrictions in the legal pack. The site area is approximate. The land runs alongside a railway line and is close to the M6 Toll; buyers should consider noise and any railway or highway-related restrictions.

Viewing. The land may be viewed on foot during daylight hours without appointment, entirely at the visitor's own risk.

Fees and additional costs. Besides the purchase price, the buyer must pay a buyer's premium of £2,000 plus VAT and a contract documents charge of £850 plus VAT on exchange. Buyers should also budget for Stamp Duty Land Tax, their own legal fees and any finance costs.

Particulars and AML. These particulars are a general guide only and do not form part of any offer or contract. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions and any addendum. Palace Auctions must check the identity and source of funds of every bidder under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Why buy at Claridge's. Palace Auctions holds its traditional sales at Claridge's in Mayfair, one of London's most celebrated addresses. The auction is a transparent, competitive process in which the winning bid gives you an immediate, binding exchange of contracts.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

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