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The Hazelwood Development

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THE HAZELWOOD DEVELOPMENT

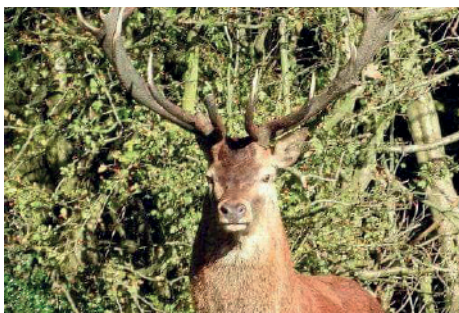
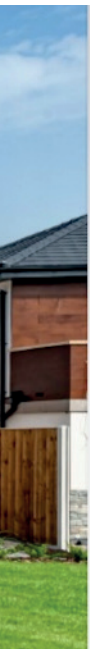
HAZEL LANE, GREAT WYRLEY,
WS6 6AA

Hazelwood is a stunning development of 17 new Homes in an idyllic location nestled in seven acres of beautiful countryside in the South Staffordshire Village of Great Wyrley.

The Site features 14 substantial, detached Houses, each in excess of 4,000 square feet and which sit in sizeable plots - most plots are between one third of an acre and nearly half an acre, together with 3 detached Bungalows, each sitting in their own private plots. All Houses and Bungalows have private drives and landscaped gardens.

Hazelwood is a private and gated development - the site already has an established tree line around three sides of its perimeter and the plan is to extend this and plant trees along the fourth side adjacent to Hazel Lane. In addition, there will be extensive, attractive, landscaped estate areas. The Site is surrounded by fields, with extensive views across open Countryside - it has the advantage of this Countryside setting whilst being within easy reach of all local amenities, major towns and rail and road systems.





THE LOCAL AREA

The local area provides everything a buyer could wish for including excellent schools, shopping and leisure facilities all close by – the new West Midland Designer Outlet is less than 3 miles from Hazelwood – Cannock Chase, an area of outstanding natural beauty, is less than 7 miles away.

Great Wyrley is a large Village and civil parish in Southern Staffordshire. It is mentioned in the Domesday Book and as early as 1086 is said to have been indirectly owned by the Bishop of Chester St. John's as part of the 'somewhat scattered holdings' of the Church of St. Chads in Lichfield.

Just over one mile from Hazelwood is the Hamlet of Little Wyrley, home to Little Wyrley Hall, an estate of some 1,000 acres of Prime Farming Land. The Hall is a Grade 2 listed, Tudor Manor House, acquired by the Fowkes Family over 400 Years ago during the reign of Queen Elizabeth 1. It has been owned throughout by the same Family through descent to the current owners. The Land owned by the Little Wyrley Estate is an example of the Beautiful Green Belt Countryside which surrounds Hazelwood.



View the development online

SURROUNDING TOWNS AND CITIES

Distances from Hazelwood to various major towns, roads and motorways are:

Bloxwich	3.8 Miles
Cannock	3.9 Miles
Walsall	6.9 Miles
Wolverhampton	8 Miles
Sutton Coldfield	9.1 Miles
Stafford	12 Miles
Lichfield Cathedral City	13 Miles
Birmingham City	15 Miles
Tamworth	17 Miles

ROAD NETWORK

M6 Toll	2.2 Miles
M6 Junction 11	3.9 Miles
A5	1.3 Miles
A34	0.5 Miles

LOCAL AIRPORTS

Birmingham Airport	27 Miles
East Midlands Airport	42 Miles

RAILWAY STATIONS

Landywood Railway Station is 1.2 miles from Hazelwood. There is a free Car Park. Trains run directly to Birmingham in as little as 29 minutes. There are currently 42 trains a day running from Landywood to Birmingham and then regular trains from Birmingham to London. The total journey time from Landywood to Birmingham and onto London is approximately 2 hours 19 minutes.



LOCAL AMENITIES AND FACILITIES

SHOPPING

Locally, the village of Great Wyrley has a selection of independent shops, convenience stores and Businesses. There is a further selection of all of these in the village of Cheslyn Hay, which is only 2 miles away.

Cannock Town Centre, with the usual range of high street stores and a selection of independent shops and businesses, is only 3.9 miles away.

There are three retail parks close by:

- Orbital Retail Park - 1.8 miles away
- Linkway Retail Park - 2.8 miles away
- Gateway Retail Park - 1.6 miles away

In addition, The West Midlands Designer Outlet is now completed and opened in Spring of 2021. All these facilities are only 2.6 miles from Hazelwood:

- £160 Million of Investment
- 80 Brand Stores, Restaurants and Cafes
- Childrens' Play Area
- 1,400 car spaces
- 1,000 new jobs created

The Designer Outlet backs onto the Nature Reserve. It has a large Square with Dancing Fountains and Artwork - where Events will take place throughout the year.

£1.5 Million is also being immediately invested into various other projects including improvements to Mill Green Nature Park, Cannock Town Centre and the Railway Station. There are also plans for a new Multiplex cinema with Restaurants and Leisure facilities. The Local Authority are also looking to attract further Investment into Cannock Town Centre.



SCHOOLS / NURSERIES

There are two local Nurseries/Playgroup facilities within 1 mile of Hazelwood. There are four local Primary Schools – two are within 1 mile away, with the remaining two, 1.5 miles and 1.9 miles away. The main Secondary School is Great Wyrley Academy which is only 1 mile away and which has a wealth of facilities available.

DOCTORS' SURGERIES

There is a Medical Centre, a Health Centre and two Surgeries, all within 1 mile of Hazelwood.

There are also local Dentists in the village and even a Veterinary Practice!

HOSPITALS

Cannock Chase Hospital, Bloxwich Hospital, Walsall Manor Hospital, County Hospital Stafford and New Cross Hospital Wolverhampton.

EATING OUT

The village of Great Wyrley has a good choice of Pubs, Bistros and Eateries. There is a further selection in the Village of Cheslyn Hay, which is only 2 miles away.

The nearby Retail Parks all offer opportunities for eating out and there is also a good selection of Restaurants in the surrounding Cannock area.



Scan here to view things to do in **Great Wyrley**



LEISURE FACILITIES

There is a good choice of local sports, gyms, and Health Clubs. There are at least two Golf Clubs within 3 miles of Hazelwood, including Bloxwich Golf Club, a club established in 1924, which offers a mature, undulating, Parkland course of distinctive character over 18 holes.

There are several Horse-Riding Facilities within 2 minutes' drive of Hazelwood including Livery, Stables and Riding.

Cannock Chase is an area of outstanding natural beauty and a former Royal Forest of 26 square miles – it is inhabited by over 800 Fallow Deer. On its North-eastern Edge is Shugborough Hall – now a National Trust Estate, but formerly Home to the Earls Of Lichfield. Cannock Chase is less than 7 miles from Hazelwood. It offers a large selection of activities, including:

- Children's play area: Orienteering Trails
- Range of Woodland Walks: Dog activity Trail
- Cycling Trails giving some of the best family & mountain biking in the Midlands
- Cycle Hire
- Forest Segway
- Barbeque & Picnic areas
- Café

Mill Green Valley Nature Reserve is only 3 miles from Hazelwood. This also offers an area of outstanding natural beauty for walking, dog walking and bird watching.



THE HOUSES

The Houses are detached, built on two floors, with five bedrooms, five bathrooms and a double garage. They have many design features, including Large Open Plan Family Room with BI Fold doors to rear garden, German Nobilia Kitchen with Neff Appliances – 2 Ovens, Hob and Hood, warming drawer, microwave, dishwasher, and 2 Fridge Freezers, Quartz work surfaces and large Island, German Large Laundry / Boot room with Bosch washing machine and tumble drier and with access to rear garden, walk in Butler's Pantry, downstairs wet room, Extensive entrance hall with WC, Cloaks and with feature staircase with LED Lighting and wood and glass balustrade, separate sitting room, separate dining room or home office, Master Bedroom Suite with ensuite bathroom, walk in wardrobes and access to front balcony, Master Bedroom Guest Suite with ensuite bathroom, walk in wardrobes and access to rear balcony, Bedroom 3 has ensuite bathroom and walk in wardrobes, Bedroom 4 has an adjoining room with window – could be a study room / office or walk in wardrobe – also has access to ensuite bathroom, Bedroom 5 – could be home office – has access to ensuite bathroom and access to front balcony, All Custom Bathrooms with fitted furniture, all upstairs Bathrooms have large Showers/ Wet Rooms, Twin Basins and Three have Full sized Baths, Hormann Thermo Electric Garage Door, Electric Charging Point, Hitech Insulation, Air Sourced Heat Pump, Underfloor heating, alarm system and CCTV, installation of wiring for other personalised Domotics, Fast Fibre Optic Broadband. There will also be nighttime exterior LED lighting of the houses and driveways. The front garden will be lawned with a tarmac drive inset with lights. The rear garden will lawned have a patio and boundary fencing. All areas will be carpeted except for the hall, kitchen, family room and all bathrooms which will be Porcelanosa Tiles.

EPC Rating B

10 Year Advantage Approved Warranty Scheme





THE ASPEN



THE CEDAR



THE ASPEN - Evening



THE CEDAR - Evening

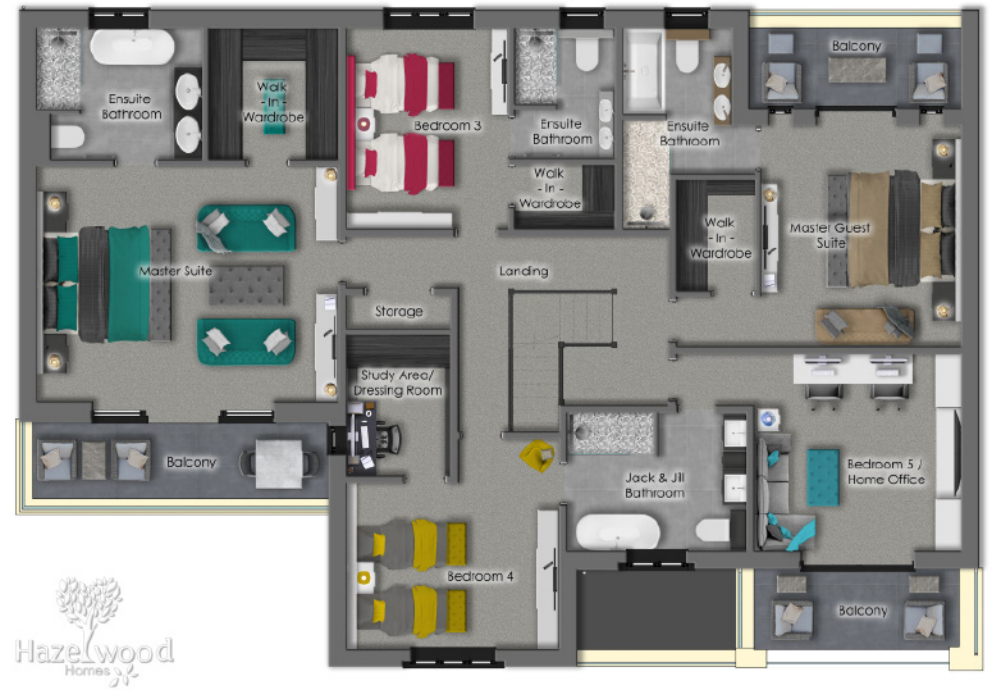


THE HOUSES FLOORPLAN

There are 3 House Types - The Maple, The Cedar & The Aspen - all with very different exterior elevations but with essentially the same carefully thought out internal layout to maximise floor space.



GROUND FLOOR



FIRST FLOOR

HOUSES

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

- 5.1 metres X 4.7 metres
- (16 feet 8 inches X 15 feet 6 inches)

W/C

- 1.815 metres X 1.050 metres
- (5 feet 11 inches X 3 feet 6 inches)

Cloaks under stairs

- 2 metres max X 1.5 metres
- (6 feet 7 inches X 4 feet 11 inches)

Sitting Room

- 7.025 metres X 4.116 metres
- (23 feet X 13 feet 6 inches)

Dining Room / Study

- 5.2 metres X 3.077 metres
- (17 feet X 10 feet 1 inch)
- Length is 5.4 metres into window

Family Room - Kitchen/dining/sitting areas

- 12 metres X 5.090 metres
- (39 feet 5 inches X 16 feet 8 inches)

Butler's Pantry off kitchen

- 3 metres X 1.685 metres
- (9 feet 10 inches X 5 feet 6 inches)

Utility / Boot Room (open plan)

- 4 metres X 2.7 metres
- (13 feet 1 inch X 8 feet 11 inches)

Downstairs Wet Room

- 2.7 metres X 1.8 metres
- (8 feet 10 inches X 5 feet 11 inches)

Garage

- 6.3 metres X 5.7 metres
- (20 feet 8 inches X 18 feet 8 inches)

FIRST FLOOR

Master Suite Bedroom

- 5.973 metres X 4.662 metres
- (19 feet 7 inches X 15 feet 4 inches)

Dressing Room off Master

- 2.6 metres X 2.594 metres
- (8 feet 6 inches X 8 feet 6 inches)

Ensuite Bathroom off Master

- 3.290 metres X 2.6 metres
- (10 feet 10 inches X 8 feet 6 inches)

Master Guest Suite Bedroom

- 4.375 metres X 3.961 metres
- (14 feet 5 inches X 13 feet)

Dressing Room off Master Guest

- 2.202 metres X 1.587 metres
- (7 feet 3 inches X 5 feet 3 inches)

Ensuite Bathroom off Master Guest

- 2.9 metres X 2.185 metres
- (9 feet 6 inches X 7 feet 3 inches)
- Wet Room extends by a further 1.050 metres X .948 metres (3 feet 5 inches X 3 feet 1 inch)

Bedroom 3

- 3.990 metres X 3.218 metres
- (13 feet 1 inch X 10 feet 7 inches)

Dressing Room to Bedroom 3

- 2.013 metres X 1.303 metres
- (6 feet 7 inches X 4 feet 4 inches)

Ensuite Bathroom to Bedroom 3

- 2.599 metres X 2.013 metres
- (8 feet 6 inches X 6 feet 7 inches)

Bedroom 4

- 4.227 metres X 4.119 metres
- (13 feet 10 inches X 13 feet 6 inches)

Dressing Room / Study Area off Bedroom 4

- 2.710 metres X 2.094 metres
- (8 feet 11 inches X 6 feet 11 inches)

Ensuite Bathroom shared with Bedroom 5

- 3.559 metres X 2.760 metres
- (11 feet 8 inches X 9 feet 1 inch)

Bedroom 5

- 4.116 metres - extending to 5.6 metres into doorway entrance X 3.910 metres
- (13 feet 6 inches - max 18 feet 4 inches X 12 feet 10 inches)

Storage / Airing cupboard off landing

- 2.094 metres X .688 metres
- (6 feet 10 inches X 2 feet 3 inches)

Landing - see plan

- max 5.3 metres X 3.8 metres
- (17 feet 5 inches X 12 feet 6 inches)

Front Covered Balconies (2)

- 5.859 metres X 1.586 metres
- (19 feet 3 inches X 5 feet 2 inches) and 4.116 metres X 1.586 metres (13 feet 6 inches X 5 feet 2 inches)

Rear Covered Balcony (1)

- 4.2 metres X 1.915 metres
- (13 feet 10 inches X 6 feet 4 inches)

THE HOUSE PLOTS

Plot 4 No.7 - The Aspen
Plot Size = 0.34 Acre (Over 1/3 Acre)

Plot 5 No.9 - The Cedar
Plot Size = 0.39 Acre (Approx 2/5 Acre)

Plot 6 No.11 - The Maple
Plot Size = 0.32 Acre (Approx 1/3 Acre)

Plot 7 No.15 - The Aspen
Plot Size = 0.32 Acre (Approx 1/3 Acre)

Plot 8 No.17 - The Cedar
Plot Size = 0.28 Acre (Approx 2/7 Acre)

Plot 9 No.19 - The Aspen
Plot Size = 0.2668 Acre (Over 1/4 Acre)

Plot 10 SOLD

Plot 11 SOLD

Plot 12 No.12 - The Cedar
Plot Size = 0.36 Acre (Over 1/3 Acre)

Plot 13 No.10 - The Aspen
Plot Size = 0.29 Acre (Over 2/7 Acre)

Plot 14 SOLD

Plot 15 0.34 Acre (Over 1/3 Acre)

Plot 16 SOLD

Plot 17 No.2 - The Aspen
Plot Size = 0.31 Acres (Over 1/3 Acre)

NOTES *The House Numbers are the postal numbers as agreed with Royal Mail.*

THE BUNGALOWS

The Bungalows are detached with three bedrooms, two bathrooms and a large single garage. The main design features include Open Plan living, Custom Kitchen with Neff appliances - Oven, Hob and Hood, Microwave, warming drawer, dishwasher and fridge freezer, Quartz work surfaces and Island, separate launderette area, Custom Bathrooms with fitted furniture, Master Bedroom Suite with ensuite bathroom, Hormann Thermo Electric Garage door, Electric Charging Point, Hitech Insulation, Air Sourced Heat Pump Underfloor heating, alarm system and CCTV, installation of wiring for other personalised domotics, Fast Fibre Optic Broadband. There will also be nighttime exterior LED lighting of the bungalows and driveways. The front garden will be lawned with a tarmac drive inset with lights. The rear garden will lawned have a patio and boundary fencing. All areas will be carpeted except for the hall, kitchen, family room and all bathrooms which will be Porcelanosa Tiles.

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THE BUNGALOWS

Plot 1 SOLD

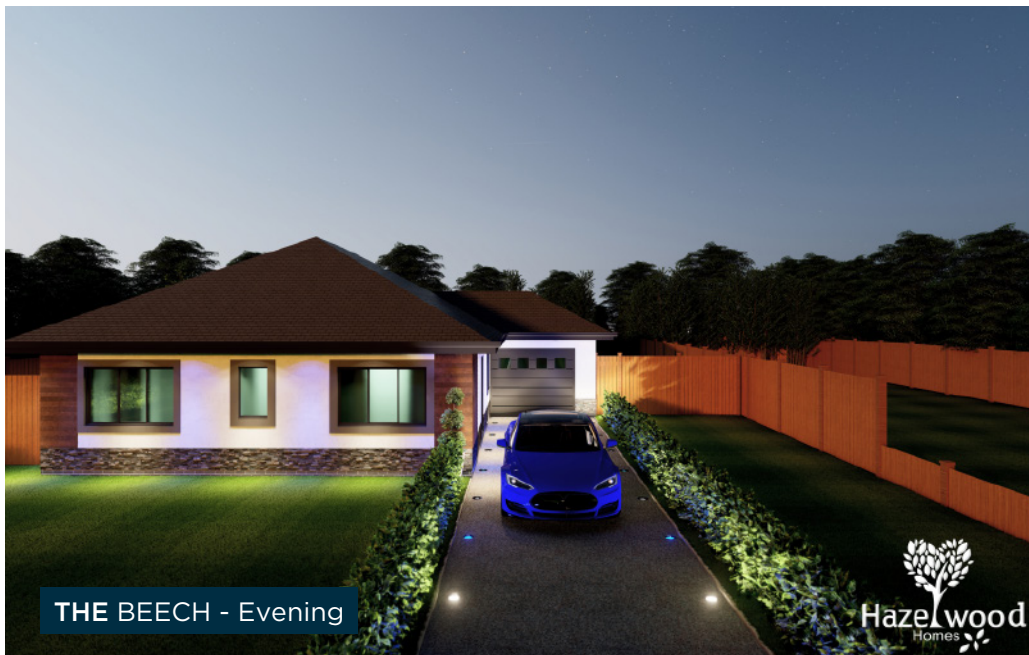
Plot 2 SOLD

Plot 3 SOLD



THE SYCAMORE FLOORPLAN





THE BEECH FLOORPLAN



BUNGALOWS

ROOM DIMENSIONS

THE SYCAMORE - PLOT 1

Open Plan Family Room - Kitchen/dining/sitting

- 8.160 metres X 3.968 metres
- (26 feet 9 inches X 13 feet) Extends to 8.460 metres (27 feet 9 inches) into square bay which is 1.650 metres wide (5 feet 6 inches)

Master Bedroom

- 3.8 metres X 3.250 metres
- (12 feet 6 inches X 10 feet 8 inches)

Ensuite Bathroom to Master

- 2.1 metres X 1.5 metres
- (6 feet 11 inches X 4 feet 11 inches)

Bedroom 2

- max 3.8 metres X 3.210 metres
- (12 feet 6 inches X 10 feet 6 inches) houses storage cupboard with access from hallway 1.757 metres X .650 metres (5 feet 9 inches X 2 feet 2 inches)

Bedroom 3

- 3.250 metres X 3.060 metres
- (10 feet 8 inches X 10 feet)

Family Bathroom

- 3.060 metres X 2 metres
- (10 feet X 6 feet 7 inches)

Hallway see plans

- 4.3 metres X 1.050 metres
- (14 feet X 3 feet 5 inches) And 3.060 metres X 1.110 metres (10 feet X 3 feet 7 inches)

Garage

- 6 metres into door X 3.150 metres
- (19 feet 8 inches X 10 feet 4 inches)

Launderette area / boiler at rear of garage

- access by side door at rear

Please note there is plenty of room for a conservatory/orangery, subject to planning permission..

THE BEECH - PLOTS 2 & 3

Open Plan Family Room - Kitchen/dining/sitting

- 6.905 metres max X 4.750 metres
- (22 feet 6 inches X 15 feet 7 inches)

Master Bedroom

- 3.553 metres X 3.250 metres
- (11 feet 8 inches X 10 feet 8 inches) Extending by a further 2.8 metres X 1.250 metres (9 feet 2 inches X 4 feet 1 inch)

Ensuite Bathroom to Master

- 2.125 metres X 1.913 metres
- (7 feet X 6 feet 3 inches)

Bedroom 2

- 3.635 metres X 3.060 metres
- (11 feet 11 inches X 10 feet)

Bedroom 3

- 2.915 metres X 2.860 metres
- (9 feet 7 inches X 9 feet 5 inches)

Family Bathroom

- 2.810 metres max X 1.985 metres
- (9 feet 3 inches X 6 feet 6 inches)

Storage Cupboard - access from hallway

- 1.913 metres X .545 metres
- (6 feet 3 inches X 1 feet 9 inches)

Hallway see plans

- 5 metres X 1.175 metres
- extending to 1.5 metres (16 feet 4 inches X 3 feet 4 inches - extending to 4 feet 11 inches)

Garage

- 6 metres into door X 3.150 metres
- (19 feet 8 inches X 10 feet 4 inches)
- Launderette area / boiler at rear of garage - access by side door at rear

Please note there is plenty of room for a conservatory/orangery, subject to planning permission..



GET IN TOUCH

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Homes