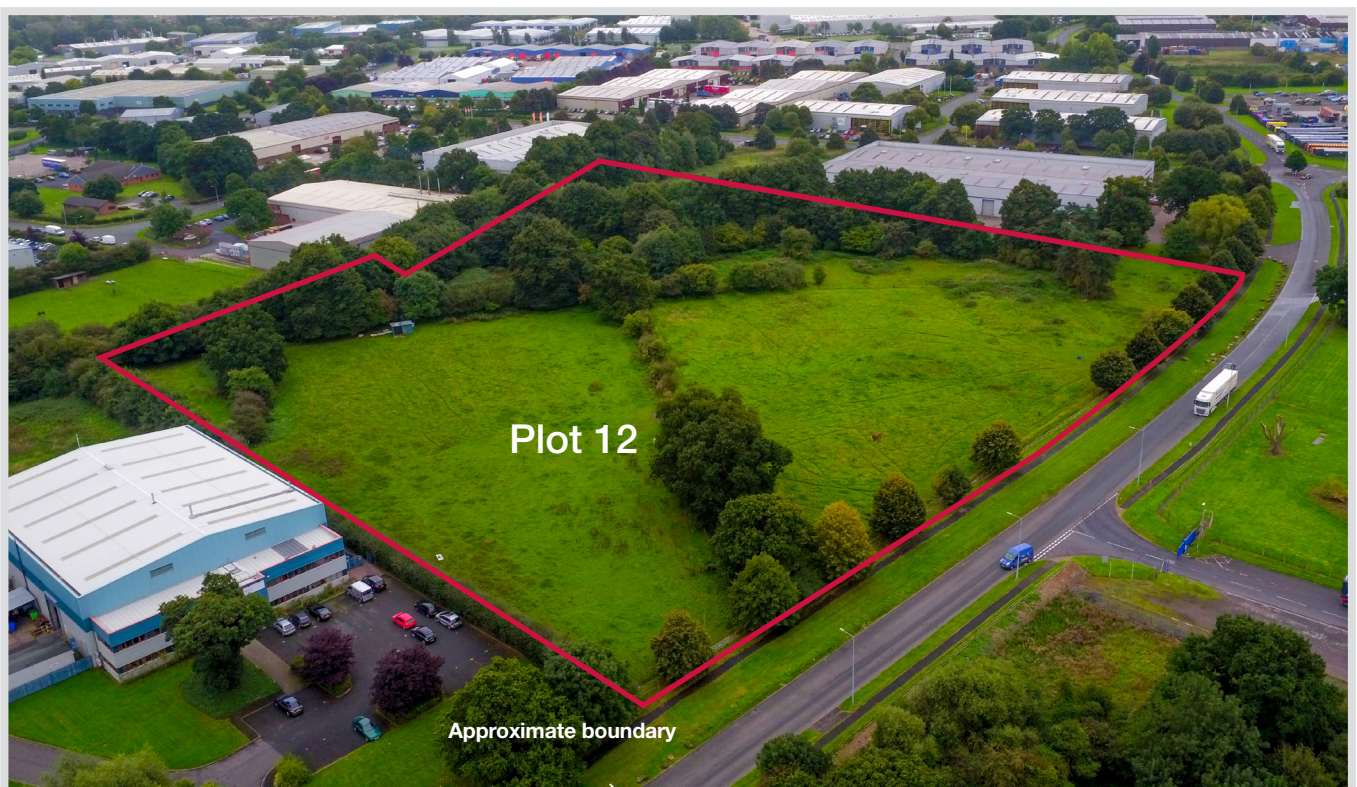


# For Sale

## Employment Development Opportunity




### Plot 12 Hortonwood 40



**Size: 9.47 acres (3.84 hectares)**

Hortonwood 40, Telford TF1 7YU

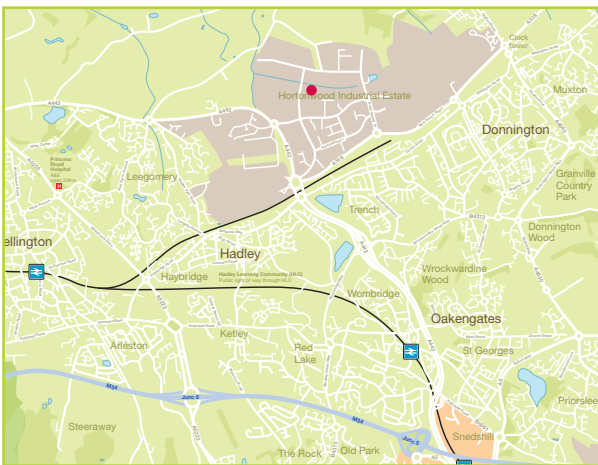
**For sale by Private Treaty**

 01952 384333  
 [estates&investments@telford.gov.uk](mailto:estates&investments@telford.gov.uk)  
 [www.estatesandinvestments.co.uk](http://www.estatesandinvestments.co.uk)

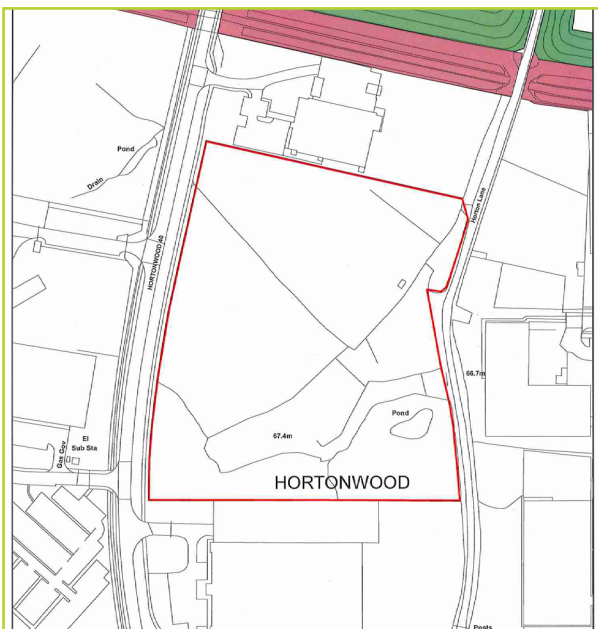
## Location

Hortonwood is a modern estate to the north of the Borough of Telford & Wrekin, within 5 miles from Junction 5 of M54 via the A442 Queensway express Road and within 4 miles from Telford Town Centre. The estate is already home to a wealth of well known names including Makita, Epsom Telford Ltd, Schwalbe Tyres UK Ltd, Busch UK Ltd, Golden Bear Products. Telford International Rail freight Terminal is within Hortonwood offering a range of freight solutions.

## Location plan



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## Description

A greenfield site benefiting from direct frontage to Hortonwood 40, an adopted highway. The site has a gross area of 9.478 acres (3.836 ha). All mains services are available for connection, however interested parties are asked to make their own enquiries.

## Tenure

The site is to be sold freehold with vacant possession.

## Planning

The site is allocated as a Committed Employment Site within the Local Plan and is considered suitable for uses within Use Classes B1(b and c), B2 and B8.

## Contacts

To arrange a viewing or for further details please contact:

### Estates & Investments

tel: 01952 384333

email: [estates&investments@telford.gov.uk](mailto:estates&investments@telford.gov.uk)

Telford & Wrekin Council,  
Development, Business and Employment,  
Wellington Civic & Leisure Centre,  
Larkin Way, Telford TF1 1LX

## MISREPRESENTATION ACT 1967

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Telford & Wrekin Council has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) the reference to any plant, machinery, equipment, fixtures fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective lessees should satisfy themselves as to the fitness for their requirements.