

For Sale



Freehold Residential Development Opportunity
Land at former Grange Park Primary, Calcott,
Stirchley, Telford, Shropshire TF3 1YQ



**Approximately 1.32 Ha (3.25 acres) with expired outline
planning consent for up to 37 dwellings**

For sale by private treaty



01952 384333

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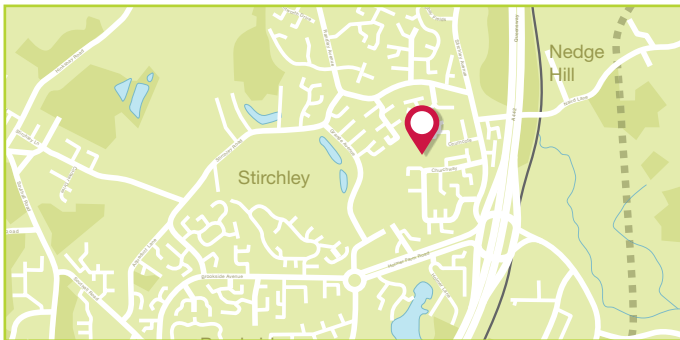
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Location

Telford is a recognised regional and national focus for both economic and housing growth and lies approximately 32 miles northwest of Birmingham city centre and 15 miles east of Shrewsbury.

The former Grange Park Primary Site is approximately 1.9 miles to the south of Telford Town Centre, train station and Junction 4 of the M54.

Access to the site is off Calcott, Stirchley.



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Description

Formerly the site of the Grange Park Primary School which closed in May 2017, the site comprises a residential development opportunity of approximately 1.32 hectares (3.25 acres).

The school has been demolished and cleared leaving areas of hardstanding and grass. The surrounding areas are largely residential in nature with the newly built Telford Park School to the west.

Tenure

The site will be sold freehold with vacant possession.

Planning

Outline Planning Permission for the construction of up to 37 dwellings was granted 3rd January 2014 (Ref: TWC/2013/0808) reserving 'all matters', to include access, appearance, layout, landscaping and scale, for a subsequent reserved matters application. This has since expired but will form the parameters of a new application and offers are invited on this basis.



Terms of sale

Unconditional offers are invited for the site.

Viewings and further information

The site is fenced and locked. Viewings are strictly via prior appointment.

Further detailed information is available within a sales information pack including; title plans, site investigation, ecology survey and tender information. The technical data will be held on the Estates & Investments website, available via password access only.

To arrange a viewing or for further details please contact:

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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.

Produced by the Design Team, Corporate Communications.
Published September 2018 © Borough of Telford & Wrekin D5141