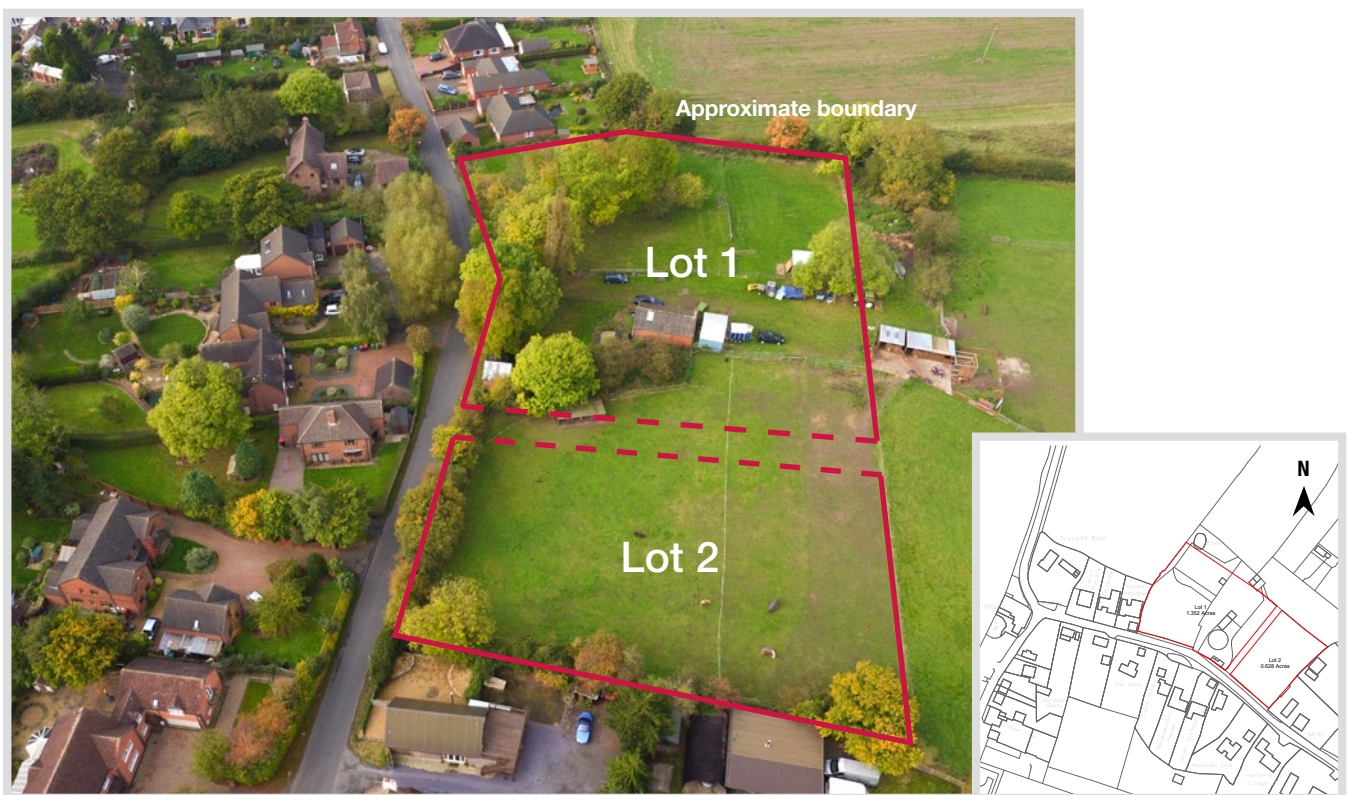


# For Sale




## Freehold Residential Development Opportunity

Land at Plot A Horton Lane, TF6 6DT



**Approximately 0.8014 Ha (1.9803 acres)**  
Outline planning consent for up to 5 dwellings

For sale by Informal Tender available as two lots or as a whole site

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

## 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 village of Horton is approximately 6.1 miles to the north of Telford Town Centre, approximately 5.6 miles away from Telford train station and approximately 6.5 miles to Junction 4 of the M54. Wellington train station is approximately 3.3 miles to the south west.

From the Leegomery roundabout take the road north towards Horton and Preston upon the Wealds Moore. On reaching the village Pub, The Queens at Horton, turn right into Horton Lane, where the development land is sited after approximately 125 meters on the left, identified by a For Sale board.



## Description

The site is owned by Homes England having been acquired in 1969 as part of the New Town development. Under a land deal arrangement Telford & Wrekin Council are promoting and managing the disposal of a number of Homes England development sites, which includes this site.

The site is currently grazed under Licence by agricultural Tenants and forms part of a wider swathe of agricultural land. The site is available for the development of up to 5 residential dwellings on approximately 0.8014 hectares (1.9803 acres) available as two individual lots or as a whole site, with two shared access points as shown to the right. The individual lots will be sold as two packages with 3 plots in the western lots and 2 plots in the eastern lot. An access lane between the two lots will serve the agricultural land to the rear and will be excluded from the disposal.

The stable and the piggery will be demolished during the marketing period, any suitable arising's will be left as crushed material and used to create the agricultural access lane. This will be carried out under Prior Demolition Notice TWC/2018/0685

## Tenure

The site will be sold freehold with vacant possession on Completion.

## Footpath

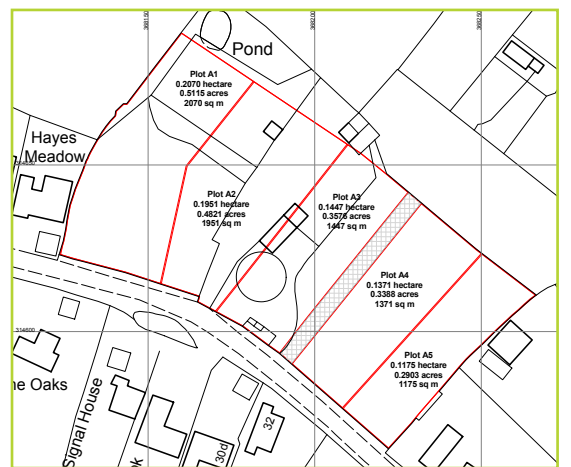
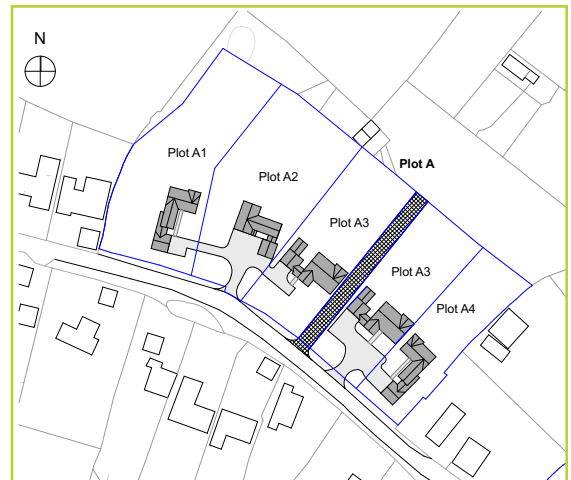
There is a right of way that crosses diagonally over Plots A4 and A5 continuing north over the agricultural land. The Council at its own expense will facilitate the formal diversion of this route via the agricultural access route between the two lots as can be seen on the attached plan.

## Planning

The site has the benefit of Outline Planning Permission for the construction of up to 5 detached dwellings with access and all other matters reserved granted 8th November 2017. (Ref: TWC/2017/0744).

This Permission reserves 'all matters', to include layout, scale, appearance and landscaping, for a subsequent reserved matters applications. Development will be restricted to a maximum of 5 dwellings and this will be a restriction documented in the sales Contracts.

## Indicative layout:



## Indicative house types:



## Sales Information Pack

The Sales Information pack is available which includes; Outline Planning Permission, title plans, desk top survey and ecology survey. The Sales Information Pack is held on the Estates & Investments website, which is available via password access.

## Terms of sale

Marketing will be drawn to a close by inviting all potential bidders to submit their offers by Informal Tender after circa 6 weeks of marketing. Full details of the Informal Tender will be provided in the sales information pack.

The Informal Tender will require bidders to make an Unconditional Offer for the site or the two lots, and to provide confirmation of availability and source of funds with which to purchase the site.

## Further Information

To obtain access to the Sales Information Pack please go to the Estates and Investment website using the following link and complete the registration details. You will then be sent a password to access the information.

<http://apps.telford.gov.uk/propertysearch/>

## Viewings

The site can be viewed from the adopted highway, Horton Lane, or by permission for a site walk over.

The land is subject to a Tenancy and no site walk overs must be undertaken without written permission from the Vendors Agents contact details below.

The Lot boundaries will be demarked with coloured site pegs to indicate the site division boundaries. To arrange a walk over 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.