

For Sale




Freehold Residential Development Opportunity

Land at Plot C Pool Hill Road, TF4 3AS



Approximately 0.2677 Ha (0.66 acres)
Outline planning consent for up to 5 dwellings

For sale by Informal Tender available as a whole site

 01952 384333
 estates&investments@telford.gov.uk
 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 Horsehay in the Dawley area of Telford is approximately 2.7 miles to the south west of Telford Town Centre, approximately 3.6 miles away from Telford train station and approximately 3.0 miles to Junction 5 of the M54.

Pool Hill Road runs between Station Road and Doseley Road approximately 1/2 mile south west of Dawley centre.



Description

The site is owned by Homes England having been acquired 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 unoccupied although it has been used recently as grazing land. The site is available for the development of up to 5 residential dwellings on approximately 0.2677 hectares (0.66 acres) available as a whole site.

Tenure

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

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.

Planning

The site has the benefit of Outline Planning Permission for the construction of 5 detached dwellings with associated access and all other matters reserved. Granted 5th October 2018 Ref: TWC/2018/0657. The indicative layout shows how this could be achieved.

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.

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/>

Indicative layout:



Indicative house types:



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 and to provide confirmation of availability and source of funds with which to purchase the site.

Viewings

The site can be viewed from the adopted highway, Pool Hill Road or by permission for a site walk over.

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.