

For Sale



Residential Development Opportunity
Land at Majestic Way, Aqueduct,
Telford TF4 3SA



Approximately 2.55 ha (6.3 Acres)

Green Field Site within easy access of M54 and local facilities

Allocated residential development site (H15) under Telford & Wrekin Local Plan (2011 – 2031)

Conditional sale subject to securing Planning



01952 384333



estates&investments@telford.gov.uk



www.estatesandinvestments.co.uk



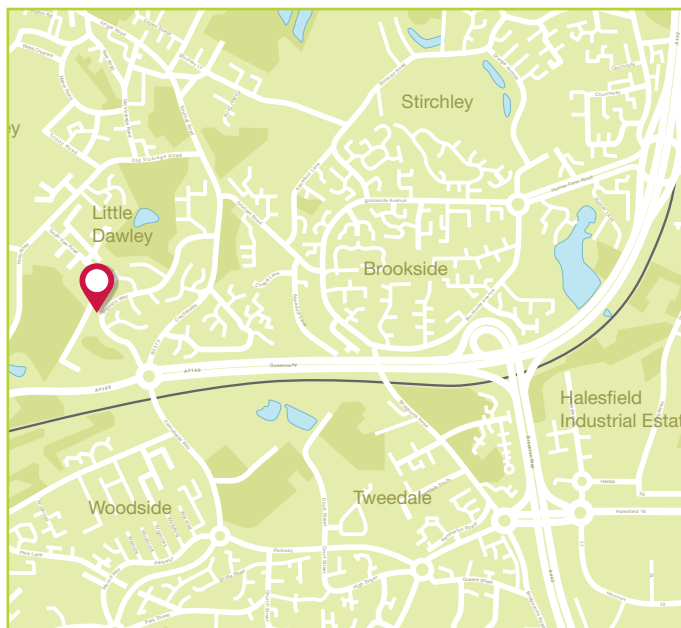
Location

The site is located within the established residential area of Aqueduct approximately 3km to the south west of Telford Town Centre. Aqueduct forms a part of the urban area of Telford and provides convenient access to a wide range of educational, retail and leisure services and facilities.

Situated in close proximity to the A442 (Queensway) easy access is provided to Junction 4 and 5 of the M54, situated some 4.5 miles to the north east with Shrewsbury and Birmingham being located approximately 20 miles to the west and 35 miles to the east respectively. Of further note the UNESCO World Heritage Site of Ironbridge Gorge is also located approximately 2 miles to the south.

Majestic Way supports a number of bus routes providing links to Telford Town Centre and Madeley and offers good accessibility to Telford Central train station which is located approximately 4.5 miles to the north east, providing regular services to both Shrewsbury and Birmingham.

Located to the north and east of the site are existing residential areas with an area of woodland being located to the south. Immediately to the west of the site is the formally designated Dawley Pools and Pit Mounds Local Nature Reserve providing access to a significant area of public open space as well as the Ironbridge Way (public right of way) which provides an 8 mile pedestrian footpath linking Leegomery to the north and Ironbridge to the south.



Description

The site extends to 2.55 hectares (6.3 acres) and comprises of open grassed land with established wooded boundaries to the south, west and north for the most part. The majority of the site is bound by stock proof fencing save for a small section in the southern part of the site which is utilised as an informal pedestrian link between Majestic Way and the Ironbridge Way.

The topography of the site generally falls north to south with a cross fall from east to west.



VAT

The site has been elected for VAT.

Legal costs

Each party are to be responsible for their own legal costs incurred in any transaction.

Planning

Under Policy HO2 of the Telford & Wrekin Local Plan (2011 – 2031) the site benefits from a formal allocation for residential development. (H15 – Land off Majestic Way, Aqueduct).

An outline application for residential development of up to 39 dwellings with all matters reserved except for access from Majestic Way is currently awaiting determination. (TWC/2019/0487)

Site information

The site can be viewed from the public highway. Further information is available from

www.estateandinvestments.co.uk and includes:

- a** Property Information Pack
- b** Report on title
- c** Tender Submission Form and instructions

Interested parties should contact the agent on the details provided below for access to further information.

Services and Infrastructure

We understand that gas, water, electricity are all available within close proximity to the site. Prospective purchasers are to satisfy themselves on this point prior to entering into a contract to purchase'. Please also amend section title to read 'Services and Infrastructure'.

Offers and tender conditions

Offers for the Freehold Interest in the site are invited on a conditional, subject to receipt of full planning permission basis.

Interested parties who intend to submit a bid must do so using the Homes England Tender Submission Form.

Interested parties should submit their offers using the Tender Submission Form available from the agent (Telford & Wrekin Council) including the reference **D20020 – Land at Majestic Way, Aqueduct, Telford** in the email title and send to tenders@homesengland.gov.uk

Offers are to be submitted via email by no later than **12 noon on 25 September 2019**.

A 10% returnable deposit of the purchase price will be required on entering the conditional contract with the balance of the monies payable upon securing reserved matters planning permission subject to planning overage between exchange of contracts and unconditional completion.

Viewings and further information

For further information please contact the following acting as sole agent on behalf of the Vendor, Homes England:

Jack Beaumont BSc (Hons) MRICS

Tel: 01952 384332

jack.beaumont@telford.gov.uk

Estates & Investments

Tel: 01952 384333

estates&investments@telford.gov.uk

Telford & Wrekin Council,
Regeneration & Investment,
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.

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