

# For Sale



**Development Opportunity - Prominent Site**  
The Rock, West Centre Way, Telford TF3 5BL



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0.8 hectares (1.98 acres)

Situated on a prominent roundabout on the edge of Telford Town Centre

Residential allocation but considered suitable for other uses (subject to planning)



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www.estatesandinvestments.co.uk



Homes &  
Communities  
Agency



## Location

The site is located in a prominent position midway between Telford Town Centre and Lawley Village. Lawley Village is a visionary new development of over 3,000 new homes together with a village centre which included a Morrison's Foodstore, retail and office units. In addition community facilities are included within the village.

The site has frontages to West Centre Way, Colliers Way and Rock Road. It is approximately one mile from Telford Centre. The site is surrounded by established housing.

## Description

The site comprises a rectangular plot of land which is predominantly scrubland with hedges and trees along the fenced boundaries. The western part of the site is has dense tree cover. The site slopes gently from West Centre Way to Rock Road.

The topography of the site is generally uneven and the site is raised from the West Centre Way (B5072).

The site has an existing access on Rock Road.

Additional land can be made available if required to satisfy a development opportunity.

## VAT

All prices quoted are exclusive of VAT at the prevailing rate.

## Planning

The site is identified within the Telford & Wrekin Local Plan as a residential commitment. It is however considered suitable for other forms of development and interested parties should make their own enquiries of the Planning Department of Telford & Wrekin Council  
Tel: 01952 380380 Email: daniel.owen@telford.gov.uk

## Information Pack

A pack of technical information is available from the Estates & Investments Team which includes:

- Desktop Ground Condition Report (HCA site)
- Additional Ground Information and Gas Monitoring (HCA site)
- Phase 1 Habitat/Protected Species Report
- Technical Constraints Plan
- Topographical Survey
- Report on title and Land Registry Plan (HCA site)

## Terms

The site is Freehold. Vacant possession will be offered on completion.

The site is part owned by Homes and Communities Agency and part by Telford & Wrekin Council, shown on the Site Plan, working jointly under a Collaboration Agreement.

## Tenure

The site is Freehold. Vacant possession will be offered on completion.

## Viewing and Further Information

The site can be viewed from the surrounding public highways. We would request that interested parties do not access the site without prior agreement with the Estates & Investment Team.

## Contacts

To arrange a viewing or for further details please contact:

### Catherine Hawksworth

**Tel:** 01952 384326

catherine.hawksworth@telford.gov.uk

### Estates & Investments

**Tel:** 01952 384333

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Telford & Wrekin Council,  
Development, Business and Employment,  
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Larkin Way, Telford TF1 1LX

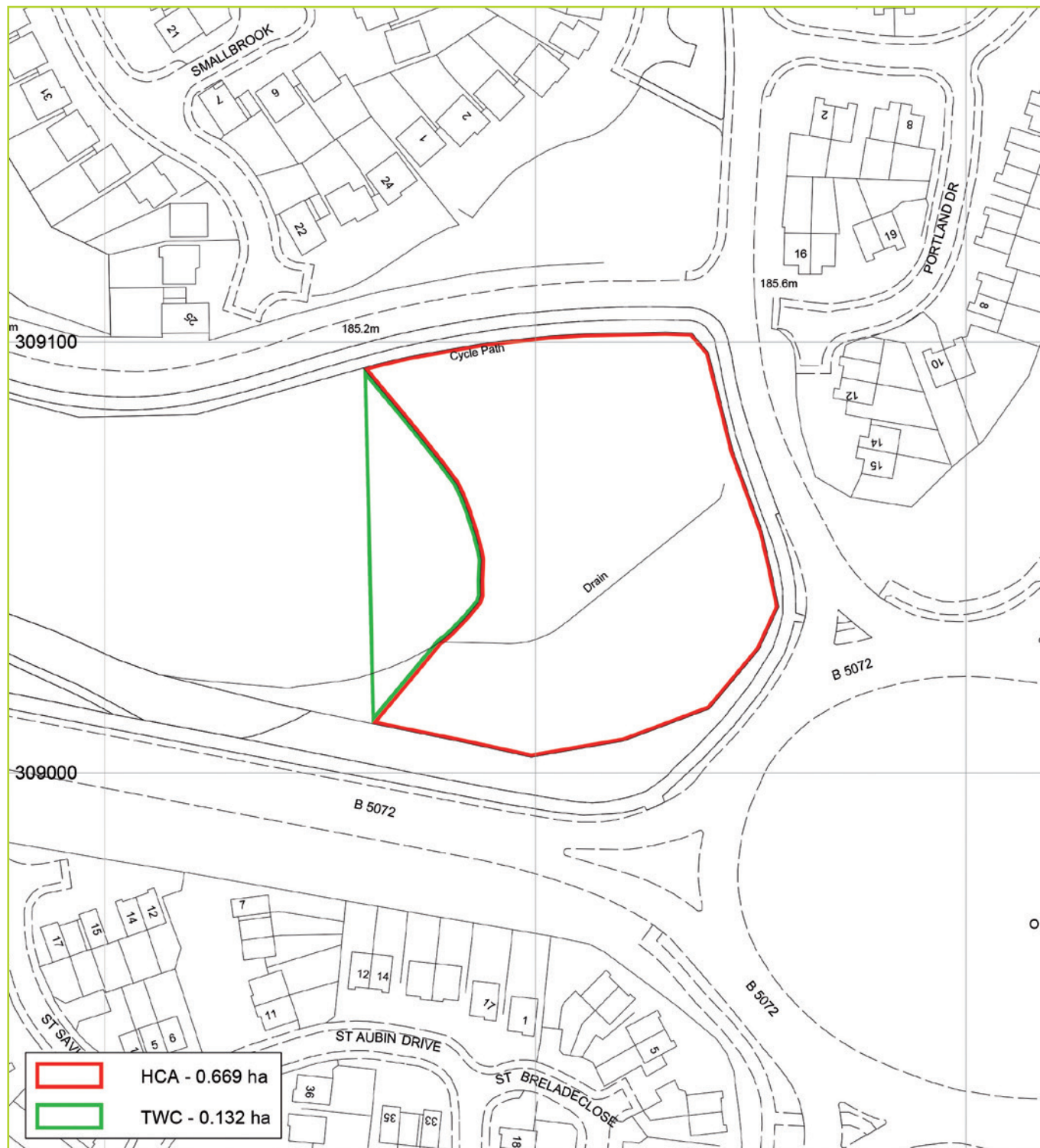
## Aerial Photograph



## Location



Site Plan



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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