

For Sale



Development Opportunity

Land at The Rock Old Park Roundabout, Telford



**Freehold development site
extending to approximately
1.01 ha (2.5 Acres)**

**Suitable for a range of
uses subject to Planning
Permission**

**FOR SALE by informal
tender conditional upon
Planning**

**Tenders Invited - Deadline
1pm Wednesday 26th
August 2020**



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www.estatesandinvestments.co.uk



Homes
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Enterprise
Telford



Telford & Wrekin
COUNCIL

Land at The Rock Old Park Roundabout, Telford

Location

Telford is a recognised regional and national focus for both economic and housing growth, and lies approximately 32 miles north-west of Birmingham City Centre and 15 miles east of Shrewsbury.

The site is located approximately 1 mile to the west of Telford Town Centre, 1.8 miles from Telford Central Train Station and 1.5 miles to Junction 6 of the M54, which provides wider access to the M6 motorway in addition to Shrewsbury and Wales via the A5 to the west.

The development site at The Rock has frontages to West Centre Way, Colliers Way and Rock Road. 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. Established housing surrounds the site.

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 has dense tree cover. The site slopes gently from West Centre Way to Rock Road.

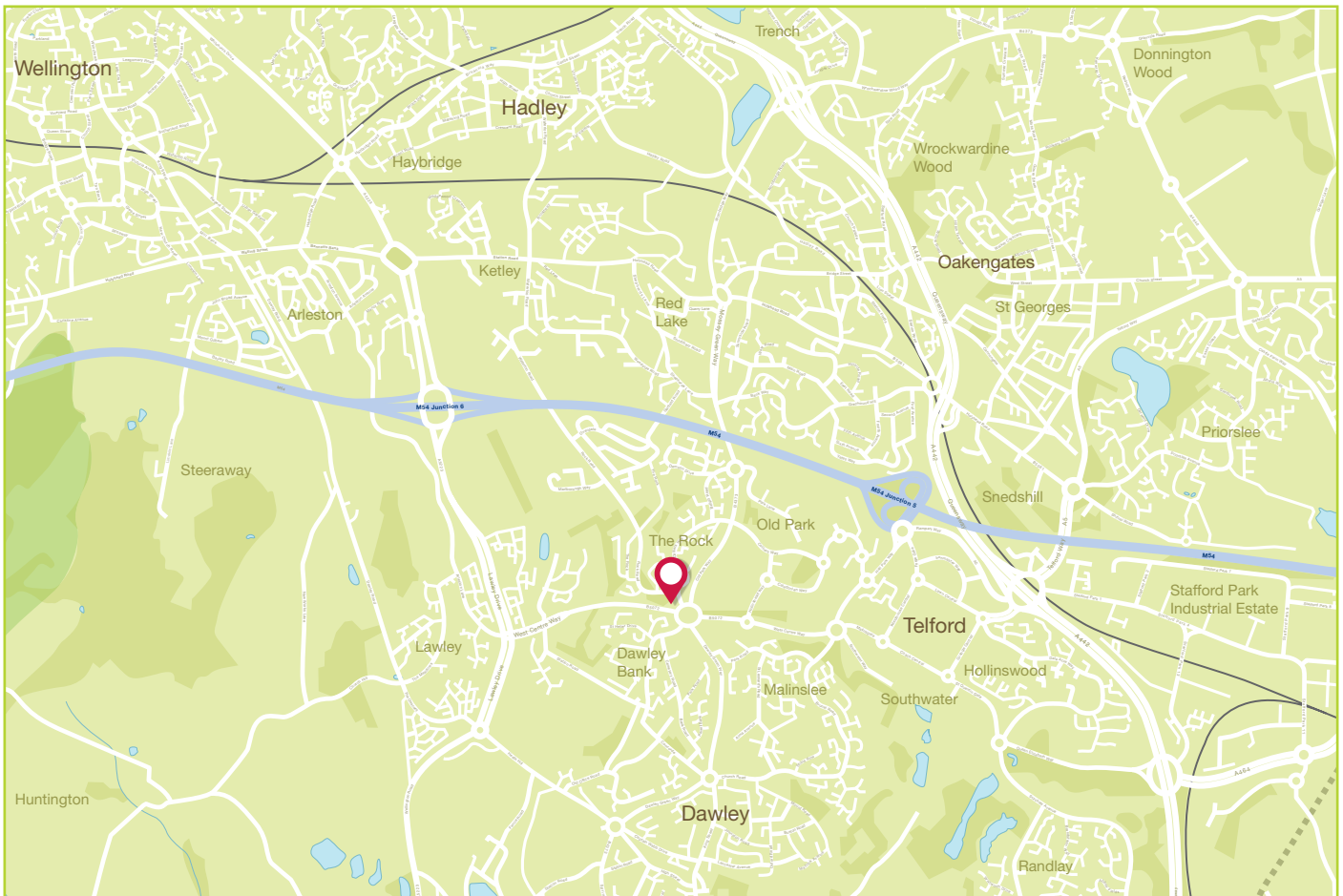
The topography of the site is generally uneven and the site is raised from the West Centre Way (B5072). The site has an existing access on Rock Road, and is owned in part by Telford & Wrekin Council and part by Homes England.

Tenure

The site will be sold freehold with vacant possession.

Planning

The site has an extant full planning permission (TWC/2018/0185) for the erection of bar and restaurant with the creation of new access, associated car parking and landscaping (A3 Use Class) which expires on the 7th September 2021.



The site is identified within the Telford & Wrekin Local Plan as white land and may be suitable for a range of different uses. A Planning Guidance Note has been prepared to identify the planning parameters and interested parties are encouraged to seek pre-application planning advice from the Local Planning Authority.

Sales Information Pack

The Sales Information pack is available which includes; Ecological Appraisal & Protected Species Surveys, Topographical Survey, Tree Survey, Geotechnical Desk Top Study Report, Geotechnical Ground Investigations, Legal pack.

The Sales Information Pack is held on the Estates & Investments website, which is available via password access at www.estatesandinvestments.co.uk

VAT

The site has been elected for VAT.

Legal Costs

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

Expressions of Interest

To register your interest please contact Telford & Wrekin Council on the details below. Bids will be invited on a subject to contract basis, and contracts will be conditional on Planning only.

Bidders who are considering acquiring this land for a residential development including grant-funded affordable housing should ensure their proposal meets the requirements of the Homes England's grant funding programmes. Currently the 2016-2021 Shared Ownership & Affordable Homes Programme and other specialist funding programmes include the availability of grant for Social Rent homes in local authorities with

high affordability pressures on rented properties. A list of eligible local authorities is included at the back of the Social Rent addendum.

<https://www.gov.uk/government/collections/homes-england-funding-programmes>

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/720467/SOAHF_Addendum_-_Social_Rent_-_Final.pdf

Viewings

The site can be viewed from the public highway or by permission for a site walkover. To arrange a walk over viewing or for further details please contact:

Catherine Hawksworth BSc (Hons) MRICS

tel: 01952 384326

email: catherine.hawksworth@telford.gov.uk

Estates & Investments

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Telford & Wrekin Council,
Development, Business and Employment,
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.