

# For Sale



## Residential Development Opportunity

Former Charlton School Site, Severn Drive,  
Dothill (Wellington), Telford, Shropshire TF1 3LE



Freehold development site extending to approximately 6.1 ha (15.2 acres)

Outline planning permission for up to 200 residential dwellings (TWC/2018/0701)

Full Property Information Pack available upon request



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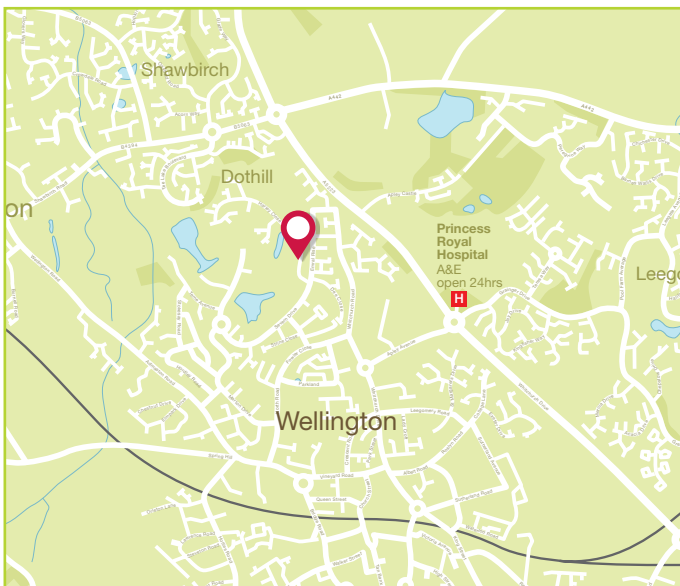
## Location

The site is located within the established residential area of Dothill, on the edge of the historic market town of Wellington, with Telford Town Centre approximately 5 miles to the east and provides easy access to a wide range of educational, retail and leisure services and facilities.

Situated only 2.5 miles from Junction 6 of the M54 convenient access is provided to not only Telford Town Centre but the town of Shrewsbury some 13 miles to the west and the city of Birmingham some 35 miles to the east.

The site is also well served by public transport with Wellington train station providing regular services to Telford, Shrewsbury and Birmingham and bus services being provided from Severn Drive to Telford Town Centre, Wellington and other surrounding local centres.

The site is also located within easy access of large areas of open space and woodland including the Dothill Local Nature Reserve. The Silkin Way public right of way can also be accessed from the site, providing a green corridor route through Telford from Bratton in the north west to the Ironbridge Gorge World Heritage site to the south via Telford Town Centre.



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## Description

The site extends to approximately 6.1 hectares (15.2 acres) and comprises the former Charlton School site and playing fields, although the school buildings have now been largely demolished save for the former sports hall which is now tenanted by a gymnastics group.

The majority of the site is bound by either metal mesh panel fencing and traditional residential boundary treatments where the site adjoins existing housing developments. Adjoining the northern, north eastern and north western boundaries are existing mature trees which form a part of green open space areas.

The topography of the site can generally be described as being formed across two plateaus with the southern part, which adjoins both Severn Drive and Harley Close sitting some 4 metres above the former playing fields to the north.

## 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

Outline planning permission, TWC/2018/0701, was granted on 29th January 2020 for the development of up to 200 residential dwellings, with associated access, car park, public open space, landscaping, attenuation areas and associated infrastructure with all other matter reserved.

As part of any development proposals consideration should be given to Policy HO4 (Housing Mix) of the Telford & Wrekin Council Local Plan 2011 – 2031 in respect of the Government's nationally described space standard.

## Memorandum of Understanding

The grant of outline planning is subject to a Memorandum of Understanding with the Council to provide a Locally Equipped Area of Play (LEAP) on-site together with financial contributions towards highways and ecology.

There is no obligation under the outline planning permission for the provision of affordable housing.

## Grant Funding

Where the development of grant funded affordable housing is proposed, interested parties should ensure that their proposals meet the requirements of Homes England's grant funding programmes.

## Services & Infrastructure

We understand that all mains services are available to the site although interested parties should make their own enquiries in this regard.

## Offers and Tender conditions

Offers for the freehold interest in the site are invited on a conditional, subject to reserved matters approval basis.

In the first instance interested parties are invited to submit expressions of interest by email on the details provided below.

## Partner Interest

Nuplace Limited, Telford & Wrekin Council's wholly owned housing company, have expressed an interest in partnering with the preferred developer of the site to secure the delivery of circa 40 homes for private rent to add to their existing portfolio.

For further information please see the Property Information Pack.

## Site information

Further information is available from **[www.estateandinvestments.co.uk](http://www.estateandinvestments.co.uk)** and includes:

- a** Property Information Pack
- b** Draft Heads of Terms
- c** Draft Sale Contract

For access to the further information interested parties should make contact via the contact details provided below.

## Viewings and further information

For further information please contact:

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- (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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