



Telford & Wrekin  
Co-operative Council

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to create a better borough



# For Sale

Freehold Development Opportunity in Telford

Development Plot Southwater  
Telford town centre's leisure quarter



- Approx. 0.31 acres
- Suitable for a variety of uses STP

For further details & online technical pack please contact:

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# Development Plot Southwater, Telford town centre's leisure quarter

## Location

This site is in the heart of Southwater in central Telford, directly adjacent to the Travelodge and Southwater Lake which has direct site access off St Quentin Gate / Park Avenue.

Southwater is a £250 million mixed leisure development which opened in 2014 making the land suitable for both commercial and leisure use.

## Description

Southwater is currently home to an IMAX cinema, bowling alley, ice rink, library, music venue Albert's Shed, and 11 restaurants and bars including Flying Elephant, The Liquor Lab and popular UK chains such as, Wagamama, Nando's, Zizzi, Bella Italia, Pizza Express and Miller & Carter.

Telford is recognised for having a national focus for both economic and housing growth and lies approximately 32 miles northwest of Birmingham city centre and 15 miles east of Shrewsbury.

It welcomes 4.4 million visitors per year for business and leisure and has a thriving nighttime visitor economy.

Within two minutes' walk of Southwater is the Telford Centre, which has undergone a £250m transformation over the last 4 years - offering a high footfall shopping centre with 160 outlets.

Also within walking distance is the 150 hectare award winning Telford Town Park which hosts a range of seasonal events including outdoor concerts, sporting events and an annual hot air balloon fiesta attracting in the region of 15,000 attendees.

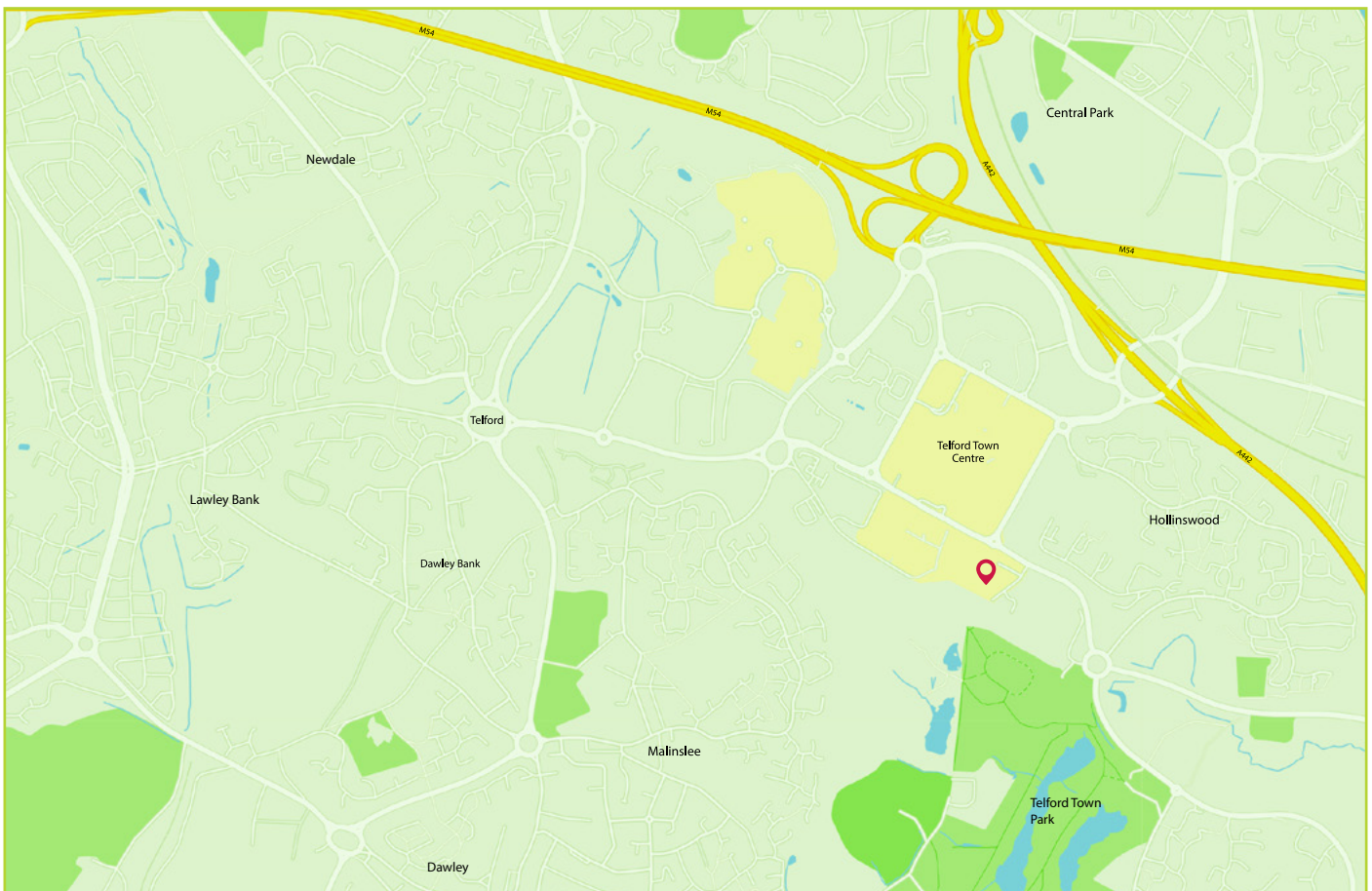
The Telford International Centre also sits next to Southwater, which is ranked sixth best in the UK for purpose build conference centres alongside high profile venues including the NEC in Birmingham and Liverpool ACC.

## Tenure

The site will be sold freehold with vacant possession.

## Planning

The site is considered suitable for a range of uses, predominantly residential led and will be sold on a subject to planning basis. For further information please refer to the technical pack.



## Viewings and further information

Timber hoarding surrounds the site; however, access for a site walkover viewing can be arranged by appointment.

Further details are available in the online technical pack, including EOI instructions and return document, topographical survey, ground investigation, utilities information, Title documents and Heads of Terms.

This pack is hosted on the Estates & Investments website and is available via password access only.

To arrange a viewing and for password access please contact:

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