

For Sale



Freehold Development Opportunity in Telford

Land at Old Park off Hollinshead Way, Telford



- Freehold development site extending to approximately **1.16ha** (2.86 Acres)
- Suitable for a range of uses subject to Planning Permission
- **For sale** by Informal Tender

Closing date: 1pm Wednesday 13th December 2023

For further details & online technical pack please contact:

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Protect, care and invest
to create a better borough



Homes
England

Land at Old Park, off Hollinshead Way, 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 0.7 miles to the west of Telford Town Centre, 1.7 miles from Telford Central Train Station and 1.2 miles to Junction 5 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 at Old Park has frontages to Hollinshead Way and Caledonian Way. 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 of broadly level topography, which is mainly grassland. The boundaries are largely open to the roadside, with trees forming the eastern boundary.

The site benefits from an existing access via the adopted unnamed road, which leads eastwards from Hollinshead Way, owned in part by Telford & Wrekin Council and part by Homes England.

The site is directly adjacent to the Wrekin Housing Group main offices and a Travis Perkins Depot. To the north east and east are the retail parks, The Forge and Telford Bridge Retail Park. To the south is the Thomas Telford School.

Tenure

The site will be sold freehold with vacant possession.

Planning

The site is allocated within the Telford & Wrekin Local Plan as an employment site and allocated for Class E use (commercial, business and service). 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 Planning Department.



Land at Old Park, off Hollinshead Way, Telford

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 at <http://www.estatesandinvestments.co.uk/> via password access.

VAT

The site has been elected for VAT.

Legal Costs

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

Viewings and further information

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:

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Telford & Wrekin Council,

Development, Business and Employment



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