

# For Sale



## Residential Development Opportunity

Land at Newcomen Way, Woodside,  
Telford TF7 5UB



**Approximately 4.23 ha (10.45 Acres)**

**Green Field Site Close to M54 and local facilities**

**Outline Planning Permission granted for Residential Development for up to 55 dwellings.**

**Conditional sale subject to reserved matters application**



01952 384333

[estates&investments@telford.gov.uk](mailto:estates&investments@telford.gov.uk)

[www.estatesandinvestments.co.uk](http://www.estatesandinvestments.co.uk)

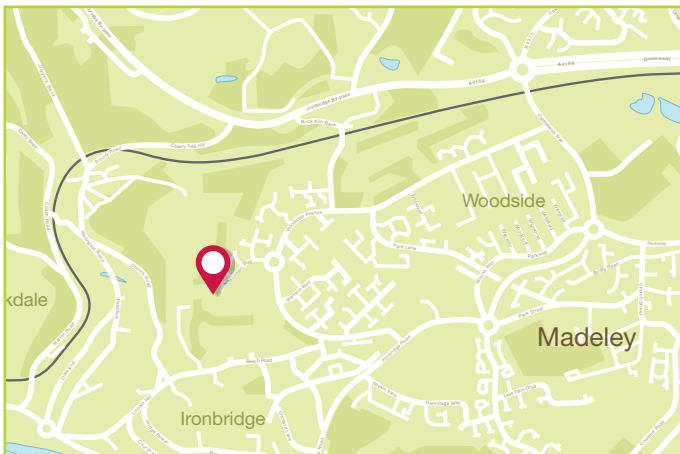


## Location

Land off Newcomen Way is owned by Homes England and situated on the outskirts of Woodside, close to the UNESCO World Heritage Site of Ironbridge and its surrounding areas. The site lies approximately 5 miles south west of Telford Town Centre. It comprises of one parcel of land and is a designated residential site, with access from Newcomen Way, Woodside.

The site is within close proximity of the A442 and the M54. Shrewsbury is approximately 20 miles to the west and Birmingham is approximately 36 miles to the east.

The area surrounding the site is made up of residential property and open space. Ironbridge Way crosses the site and is an 8 mile pleasant walking route from Leegomery through to Ironbridge.



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## Description

The site comprises of two open fields, separated by an area of woodland in the central and northern part of the site and a post and wire fence in the central southern part of the site. The topography of the site indicates modest gentle falls from the north-west to the south-east.

## VAT

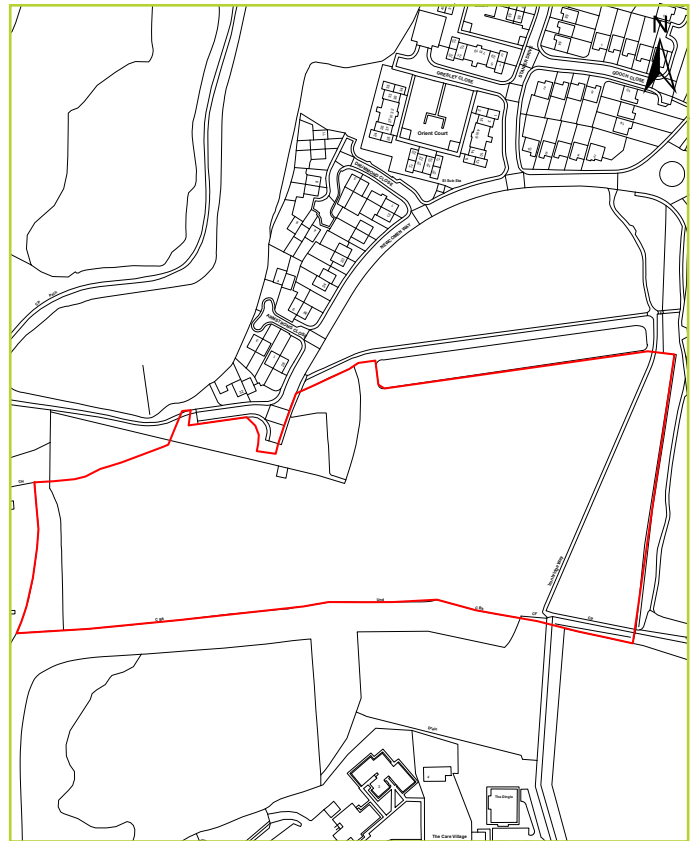
The site has been elected for VAT.

## Legal costs

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

## Planning

The site benefits from an outline planning application for the subject site, granted in June 2019. The consent (planning reference no: TWC/2018/1019) is for the delivery of 55 residential dwellings with all matters reserved except for access.



## Site information

Information relating to the site is available on [www.estateandinvestments.co.uk](http://www.estateandinvestments.co.uk) and includes:

- a Access to the planning consent - TWC/2018/1019 and all associated surveys and studies
- b Report on title
- c Tender Submission Form and instructions

Interested parties should contact the Council for the password.

## Services & infrastructure

We understand gas, water, electricity are all available within adjacent roads. Prospective purchasers are to satisfy themselves on this point prior to entering a contract to purchase.

## Site Access

A proportion of the access road to the site remains unadopted at the time of marketing. Telford & Wrekin Council are in the process of adopting the areas under s.228 Highways Act 1980.

## Offers and tender conditions

Offers for the Freehold Interest in the site are invited on a conditional basis, subject to planning.

Interested parties who intend to submit a bid must do so using the Homes England Tender Submission Form.

Interested parties should submit their offers using the Tender Submission Form available from Telford & Wrekin Council including the reference **D20017 - Land at Newcomen Way in the email title** and send to **tenders@homesengland.gov.uk**

Offers are to be submitted via email only by no later than **12noon on 25 September 2019.**

A 10% returnable deposit of the purchase price will be required on entering the conditional contract. Bidders will pay the balance on securing planning permission and the contract becoming unconditional.

## Viewings and further information

To arrange a viewing or for further details including the property information pack password, please contact:

### Isha Bhatt

Tel: 01952 382796  
isha.bhatt@telford.gov.uk

### Estates & Investments

Tel: 01952 384333  
estates&investments@telford.gov.uk

Telford & Wrekin Council,  
Regeneration & Investment,  
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.

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