

# For Sale



## Residential Development Opportunity Colliers Way, Old Park, Telford TF3 4AW



**Freehold development site extending to approximately 6.53 ha (16.1 Acres)**

**Application for Outline Planning Permission for up to 82 dwellings with access (all other matters reserved) currently under consideration**

**Offers invited by 1pm, Wednesday 23<sup>rd</sup> October 2019 on an unconditional or subject to reserved matters approval basis only**



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

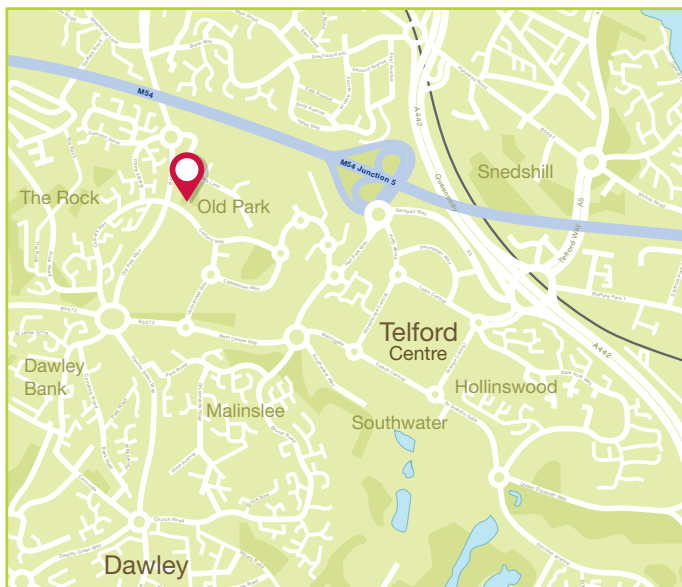


## Location

Land at Colliers Way, Old Park is located to the north-west of Telford Town Centre and is within the ownership of Homes England, comprising of c.6.53ha (c.16.1 acre) open grassland.

The site is well located for schools with four primary schools and one secondary and further education school all within one mile of the site. This includes the OFSTED 'outstanding' rated Thomas Telford secondary & further education school and the Newdale Primary School & Nursery.

The site is located approximately half a mile from Junction 5 of the M54, providing motorway access to the wider motorway links of the M6 and access to Shrewsbury and Wales by the A5 further west. Forge Retail Park borders the eastern boundary of the site and provides a variety of retail shops, including a Sainsbury's supermarket, Next and Boots, plus a number of restaurants and a Nuffield Gym. Telford Town Centre is within walking distance of the site and provides further leisure and retail facilities including; cinemas and the Telford Centre. Buses serving Colliers Way provide public transport access into the Town Centre whilst Telford Train Station provides rail access to Birmingham and Wales.

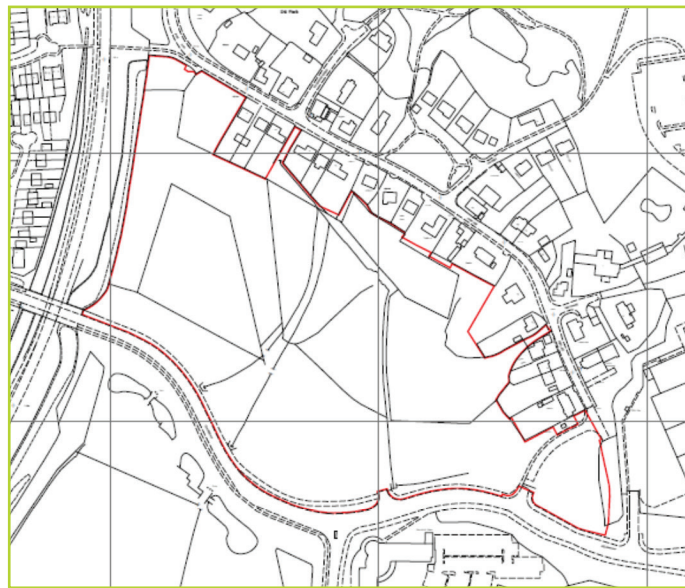


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## Description

The site comprises of a total area of c.6.53ha (c.16.1 acre), c.3.94ha (c.9.73 acres) of which is developable and is allocated for residential use within Telford & Wrekin Council's Local Plan. The site is currently open grassland; however, an unused access road is located within the south east corner of the site. This road is severed and no longer provides a vehicular connection between Colliers Way and Park Lane.

The site is split into two separate developable areas, with a combined net developable area of c.3.94ha (c.9.73 acres). The main area fronts onto Colliers Way to the south with the residential properties of Park Lane adjoining the northern boundary. Forge Retail Park adjoins the eastern boundary of the site, whilst mature trees form a natural border to the west, with Old Park Way beyond. Separated by the no build area, a smaller parcel is located within the north west corner fronting on to Park Lane. An existing residential property borders this area to the south east, whilst mature trees form the boundary to the south and west.



## Planning

Telford & Wrekin Council submitted an outline planning application for up to 82 residential units with access (all other matters reserved) for the subject site in May 2019 (planning reference no: TWC/2019/0504). The application is currently being considered.

## VAT

The site has been elected for VAT.

## Legal costs

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

## Site information

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

- a Access to the planning application – TWC/2019/0504 and all associated surveys and studies
- b Report on title
- c Sale Contracts
- d Tender Submission Form and instructions.

Interested parties should contact Thomas Lister Limited for the password (contact details below).

## Services and 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

The site can be viewed from the public highway.

## Offers and tender conditions

Offers for the freehold interest of the site are invited on an unconditional basis or subject to reserved matters planning approval only.

A minimum 10% deposit of the purchase price will be required on entering into the conditional contract. Bidders will pay the balance when the contract becomes unconditional.

All bids should be made using the Homes England Tender Submission Form. Full details on the requirements for offers are included within the Homes England Invitation to Tender (ITT) and this along with the Tender Submission Form are available by contacting the appointed agents (contact details below). Any bids received that do not meet the requirements set out within the ITT will receive an automatic fail.

The bid deadline for this site opportunity is **1pm on Wednesday 23<sup>rd</sup> October 2019.**

Bids must be submitted in an electronic format to the following email address:  
**tenders@homesengland.gov.uk**

Under no circumstances should bidders submit their tenders to an alternative email address (for the avoidance of doubt, this includes the Homes England project manager and the site's agent).

This is to ensure that all submissions are dealt with in an equal, fair and legally compliant way. Tender submissions will only be accessed after the agreed deadline has passed by Homes England's Central Procurement Team – who will convene a Tender Opening Panel as part of the process of opening each tender submission received, and which will ensure that the opening of tenders are independently witnessed.

Your emailed submission should include the following reference in the title field:

### **D20024 - Colliers Way, Old Park, Telford**

Bids submitted late, or not following the procedures set out above, will be deemed as non-compliant and the tender submission will not be included in the evaluation process.

## Viewings and further information

For further details including the property information pack password, queries should be directed through Homes England's appointed agents, as follows:

**Zoe Shearman** BSc (Hons) MRICS  
Senior Development Consultant  
Thomas Lister Limited  
Tel: 01527 871 640  
zoe.shearman@thomaslister.com

### **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.

Produced by the Design Team, Corporate Communications.  
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