

# For Sale



## Residential Development Opportunity

Croppings Farm, Stoney Hill, Lightmoor, Telford



Approximately 0.58 ha (1.43 Acres)

Former Farmhouse with associated outbuildings in prominent location within easy access of M54 and local facilities

Outline Planning Permission granted for demolition of existing farm buildings and development of 8 residential dwellings with all other matters reserved

Unconditional sale

**Offers in the region of £500,000**



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## Location

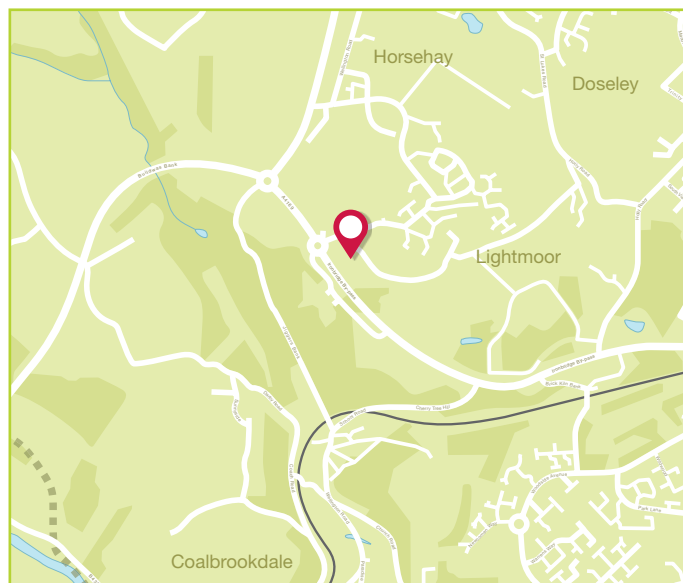
The site is located within the Horsehay and Lightmoor Ward of Telford some 4 miles south west of Telford Town Centre and sits within the extent of Lightmoor Village which provides immediate access to a range of educational, retail and leisure services and facilities.

Whilst sitting within the Lightmoor Village masterplan area the site enjoys a secluded position and benefits from being separated from areas elected for future residential development with the land immediately surrounding the property to the south, west and north being allocated for use as either landscaped areas or formal parks.

Situated in close proximity to the A5223 easy access is provided to Junction 6 of the M54, situated some 3.5 miles to the north with Shrewsbury and Birmingham being located approximately 16 miles to the west and 37 miles to the east respectively. Of further note the UNESCO World Heritage Site of Ironbridge Gorge is also located only some 3 miles to the south.

In addition Lightmoor Way which leads to Little Flint supports a number of bus routes providing links to Telford Town Centre, Ironbridge and Madeley and offers good accessibility to Telford Central train station which is located approximately 4.5 miles to the north east, providing regular services to both Shrewsbury and Birmingham.

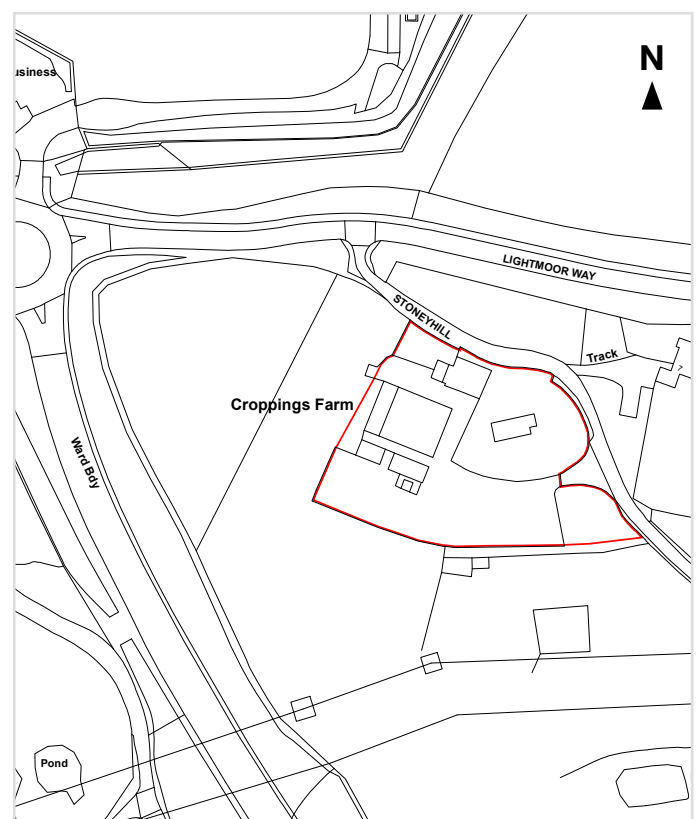
Located to the east of the site and accessed via Stoneyhill are two detached dwellings which are set back from the highway within their own sizeable plots. The area surrounding the site to the south and west largely consists of grassed open space with grassed open space again located to the north of Lightmoor Way.



## Description

The site extends to 0.58 hectares (1.43 acres) and comprises of a former farmhouse with gardens and associated farm outbuildings which once formed part of a wider agricultural smallholding. The site is bordered to the north and east by Stoneyhill, a recognised public right of way which not only provides vehicular access to the site but also to a small number of other residential dwellings to the east. The majority of the site is bound by a combination of either stock proof or post and rail timber fencing although an established hedgerow forms a part of the northern boundary with Stoneyhill.

The topography of the site is generally flat although beyond the site and immediately to the south the ground begins to fall in a southerly direction towards the A4169.



## 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

The site benefits from an outline planning consent (TWC/2018/0524) for demolition of the existing farmhouse and associated outbuildings and development of 8 residential dwellings with all other matters reserved.

Consent was formally granted for the aforementioned development in January 2019.

## Site information

The site can be viewed from the public right of way. Further information is available from **[www.estateandinvestments.co.uk](http://www.estateandinvestments.co.uk)** and includes:

- a** Property Information Pack
- b** Report on title
- c** Tender Submission Form and instructions

Interested parties should contact the agent on the details provided below for access to further information.

## Services and Infrastructure

We understand that the site currently benefits from a connection to water and electricity supplies.

Please note that it is understood that the site currently benefits from a shared water supply and septic tank connection with Croppings Cottage to the west.

It is understood that existing sewer services are located within Lightmoor Way and the A4169. Prospective purchasers are to satisfy themselves on this point prior to entering a contract to purchase.

## Offers and tender conditions

Offers for the freehold interest in the site are invited on an unconditional basis.

Expressions of interest are invited to be submitted by email to Telford & Wrekin Council, acting as agent, on the details provided below in the first instance.

## Viewings and further information

For further information please contact:

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### 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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