

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

Red boundary line for illustrative purposes only



Land south of Springfield Industrial Estate
Station Road, Newport, Shropshire, TF10

- Freehold development site extending to approximately 10.5 ac (4.25 ha)
- Outline planning permission for up to 120 residential dwellings
- Attractive semi-rural location close to Newport town centre and all local amenities
- Full Information Pack available upon request from the agent

Station Road Newport, Shropshire

LOCATION

Newport is a thriving, historic market town within the Borough of Telford & Wrekin, located some 8 miles north of Telford Town Centre and 12 miles west of Stafford. It provides convenient commuter links to Telford, Stafford, Shrewsbury and Wolverhampton and easy access to Junction 3 of the M54 motorway via the A41, which in turn gives access to Junction 10a of the M6.

Newport has a range of schools for children of all ages, including the acclaimed Newport Girls High School and Adams Grammar School. Harper Adams University is also located on the edge of the town.

The subject land is situated just off the A518 Station Road, approximately 600 yards from Newport town centre with its host of shops, leisure facilities, entertainment venues and eateries. There are a number of out of town stores located on Audley Avenue and Springfield Industrial Estate. The land immediately adjoins the latter to the southeast, with established residential development to the south and west.

The site will be accessed via a new roundabout directly off Station Road.

DESCRIPTION

The property comprises a substantial development site of approximately 10.5 acres (4.25 hectares) with outline planning permission for residential development.

It currently comprises Greenfield land, which is predominantly level albeit does slope slightly from east to west, with a number of mature trees along the boundary. There are no buildings on site at present and the land is suitable for immediate development, subject to a programme of tidying up and the removal of some of the existing vegetation/hedgerows.

PLANNING

Outline planning permission **TWC/2015/0057** was granted on 16 March 2017 allowing for the erection of up to 120 dwellings, associated open space, infrastructure works and a new access off Station Road, with all other matters reserved. See Illustrative Masterplan.

There is a public right of way (Hutchinson Way) over the land, which is to be retained as a pedestrian footpath. The mature trees along the boundary will also be retained.

A Full Information Pack is available upon request.



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1994 Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



MEMORANDUM OF UNDERSTANDING

The planning permission is subject to a Memorandum of Understanding with the Council to provide 35% affordable housing, together with contributions towards education facilities, highways improvements, public transportation costs (PTSEC & PTIC), travel plans monitoring (TPMC), NEAP and public space.

TENURE

The land is currently owned by Telford & Wrekin Council and is offered for sale freehold with vacant possession. The vendor is looking to complete a sale in December 2020.

BASIS OF OFFERS

Interested parties are invited to submit formal offers to Andrew Dixon & Company in writing no later than **30 June 2020**.

SERVICES

We understand that all mains services are available to the site. Interested parties should make their own enquiries in this regard.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828 565

Email: andrew@andrew-dixon.co.uk

Ref: JAGD/3437



Printcode: 2018523

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk