

For Sale



Freehold Development Opportunity

Land in front of A Block,
Stafford Park 11, Telford, Shropshire, TF3 3AY



Approximately 0.1987 Ha (0.491 acres)

**For sale by informal tender closing date 1pm Friday
30th July 2021**



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www.estatesandinvestments.co.uk

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Location

Telford is a recognised regional and national focus for both economic and housing growth and lies approximately 32 miles northwest of Birmingham city centre, 15 miles east of Shrewsbury and approximately 17 miles northwest of Wolverhampton.

The site at A Block Stafford Park 11 is approximately 1.4 miles east of Telford Town Centre, approximately 1.3 miles east of Telford Train Station and approximately 1.4 miles north to Junction 4 of the M54.

Access to the site can be taken from the adopted highway to the north or through the car park in front of A Block Stafford Park 11 where unlimited rights of access will be reserved.

Description

The site in front of A Block at Stafford Park 11 offers an excellent development opportunity with the potential for a range of different uses; most suitably industrial based. The site extends to approximately 0.1987 hectares (0.491 acres).

The site is relatively flat and grassed with a row of trees towards the northern and western boundaries. There is a hedge on the southern boundary separating the car park from the potential development site.

The site is located within the established industrial area of Stafford Park in the centre of Telford. Immediately surrounding the site is Stafford Park 11, where you will find a high number of industrial buildings. Nearby occupiers include Acoustaproducts, Peter Posh Suit Hire Telford, Euro Car Parts, Telford Laundry, Kwik Fit.

This is a rare development opportunity within the already well established Stafford Park Estate. This site would lend itself to a small developer or owner/occupier.

Planning

The site is considered suitable for a number of uses predominantly industrial based, including Planning Use Classes E(G), B2 & B8 which can be found in the Planning Guidance Note that is provided within the Technical Information Pack.

Terms of sale

Conditional offers are invited for the site, subject only to grant of planning permission.



Viewings and further information

The site is directly adjacent to the public highway and is open for access, however, site walkover viewing can also be arranged by appointment.

Further detailed information is available within the Technical Information Pack including; title plans, site investigation, ecology note and tender information.

The technical data will be held on the Estates & Investments website, available via password access only.

To arrange a viewing or for further details please contact:

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