



Telford & Wrekin
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TELFORD


**Estates &
Investments**

For Sale

Freehold Development Opportunity

Land in front of A Block,

Stafford Park 11, Telford, Shropshire, TF3 3AY



Approximately 0.2043 Ha (0.504 acres)

**For sale by informal tender closing date 1pm
Friday 16 January 2026**



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www.estatesandinvestments.co.uk

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

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 is to be taken from the Adopted Highway to the north.

Description

The site in front of A Block at Stafford Park 11 offers an excellent development opportunity. The site extends to approximately 0.2043 hectares (0.504 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.

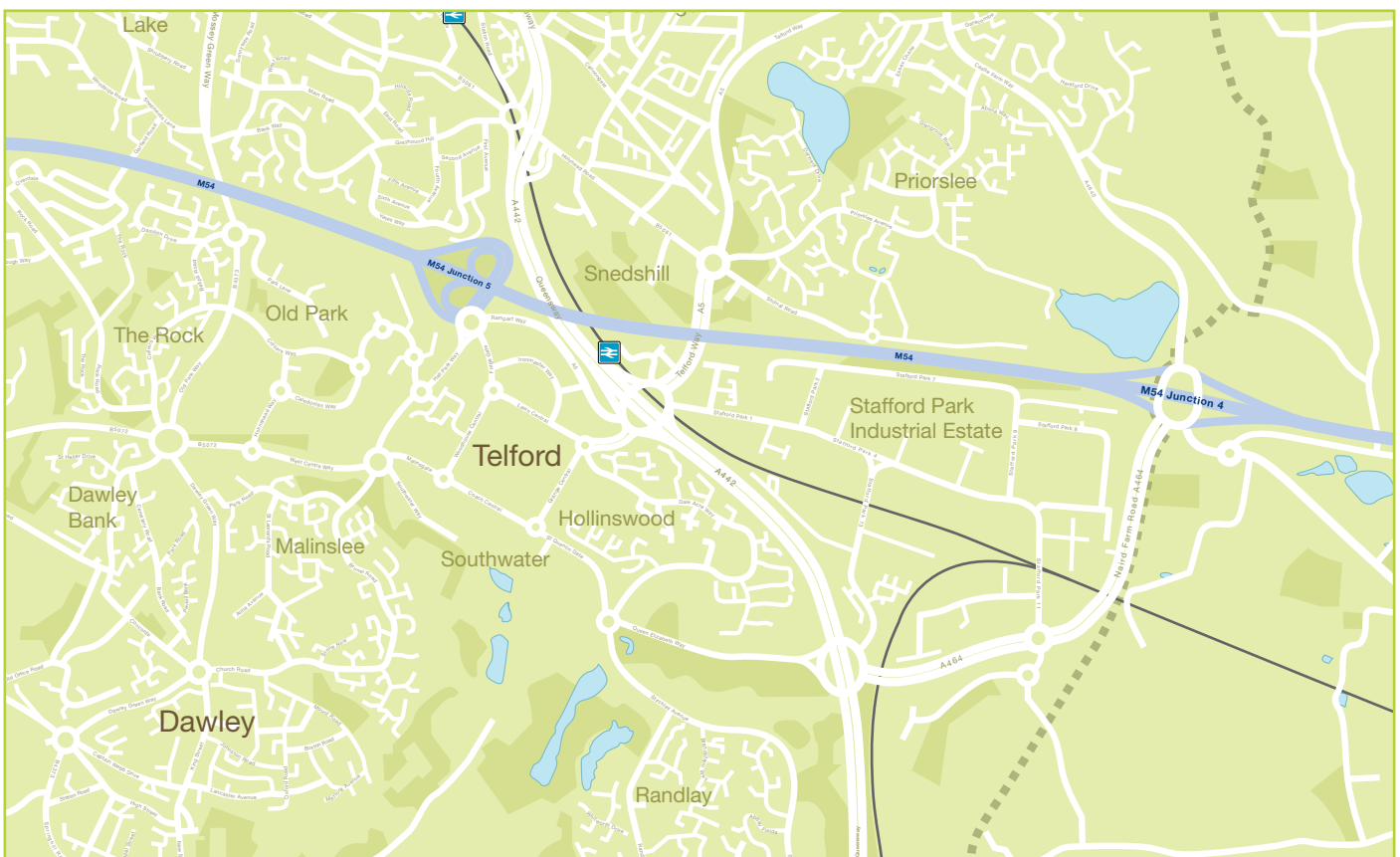
This is a rare development opportunity within the already well established Stafford Park Estate. This site would lend itself to a small developer or owner/occupier.

Planning

The site has the benefit of a full planning consent under Planning Reference No. TWC/2022/0972 for the erection of 4 industrial units (Use class B2/B8 and E(g)) with associated parking bin stores, landscaping and access. All planning documentation can be seen on the Telford & Wrekin Council Planning Portal through the following link - <https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2022/0972>. The site is also subject to a S106 requirement implemented through the existing Memorandum of Understanding.

Tenure

The site will be sold freehold with vacant possession.



Terms of sale

Unconditional offers are invited for the site with completion of the freehold disposal to occur no later than the 30 April 2026.

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 information is available within the Technical Information Pack along with following the link to the Telford & Wrekin Council Planning Portal through the following link - <https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TW/2022/0972>. The Technical Information Pack 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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