



Telford & Wrekin
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Homes
England



For Sale

Freehold Development Opportunity in Telford
Land at Wheat Leasows, Telford



Approximately 7.793 hectares (19.256 acres)

For sale by Private Treaty



01952 384333



estatesandinvestments@telford.gov.uk



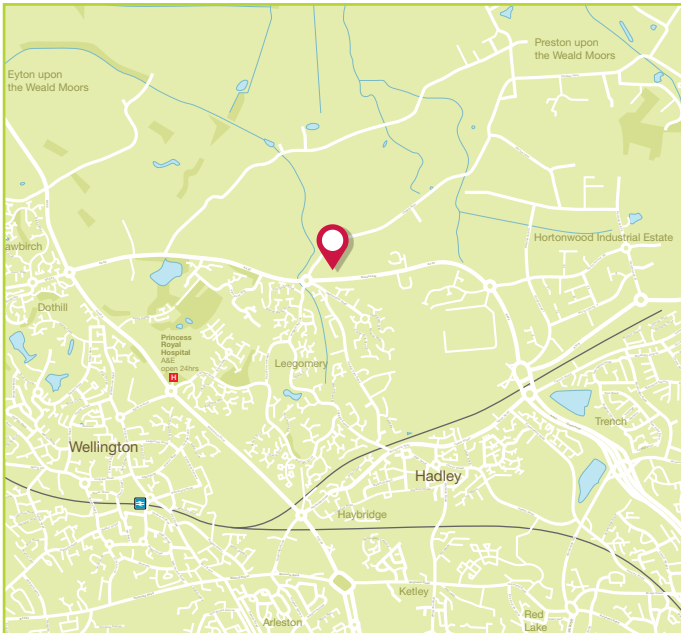
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Land at Wheat Leasows, Telford

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 and 15 miles east of Shrewsbury.

The subject site lies to the west of Hortonwood West now an established business park to the north of Telford and Wrekin, within 5 miles from Junction 5 of M54 via the A442 Queensway Express Road and within 4 miles from Telford Town Centre. The area is already home to a wealth of well-known names including Makita, Epson Telford Ltd, Schwalbe Tyres UK Ltd, Portion Solutions Ltd, and Golden Bear Products. Telford International Rail freight Terminal is within Hortonwood offering a range of Freight solutions.



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Description

A greenfield site benefiting from direct frontage to A442 and bounded by the unnamed road to the west and north west and the former Shropshire Union Canal (Trench Branch) to the east. The site has a gross area of 7.793 hectares (19.256 acres). All mains services are assumed to be available for connection, however interested parties are asked to make their own enquiries.

Tenure

The site will be sold freehold with vacant possession.

Planning

The site is currently going through the Telford and Wrekin Local Plan review 2020 – 2041 with the proposed allocation for employment (B2/B8/E(g)). Other uses may be suitable subject to the relevant testing. The plan shows a hatched area which is safeguarded for visibility in connection with future highway improvements at the Leegomery Roundabout and the A442.

Terms of sale

The land is available to purchase as a whole or as parcels subject to the provision of the required infrastructure for future development of the site. The site is available to purchase freehold by private treaty on the following basis:

Offers are invited on a conditional planning basis with the Purchaser accepting responsibility for the costs of obtaining planning permission.

Viewings and further information

The site is directly adjacent to the public highway, however site walkover viewing can be arranged by appointment.

Further detailed information is available within a sales information pack including; ground condition desk top study and ecology note. 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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Produced by the Design Team, Corporate Communications.
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