

For Sale






Freehold Development Opportunity

Site of former **Stirchley Leisure Centre**,
Grange Avenue, Stirchley, Telford TF3 1ET



Approximately 0.445 Ha (1.1 acres)
For sale by informal tender

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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 and 15 miles east of Shrewsbury.

The site of the former Leisure Centre at Stirchley is approximately 1.9 miles to the south of Telford Town Centre, approximately 2.4 miles south of Telford train station and approximately 3.3 miles to Junction 4 of the M54.

Access to the site is off Grange Avenue, Stirchley.

Description

This site was originally the location of the Stirchley Leisure Centre, which was closed in July 2015. The Council managed the demolition of the site, this was completed in March 2020.

The site offers an excellent development opportunity with the potential for a range of different uses; most suitably residential led, in the heart of the Stirchley centre. The site extends to approximately 0.445 hectares (1.1 acres).

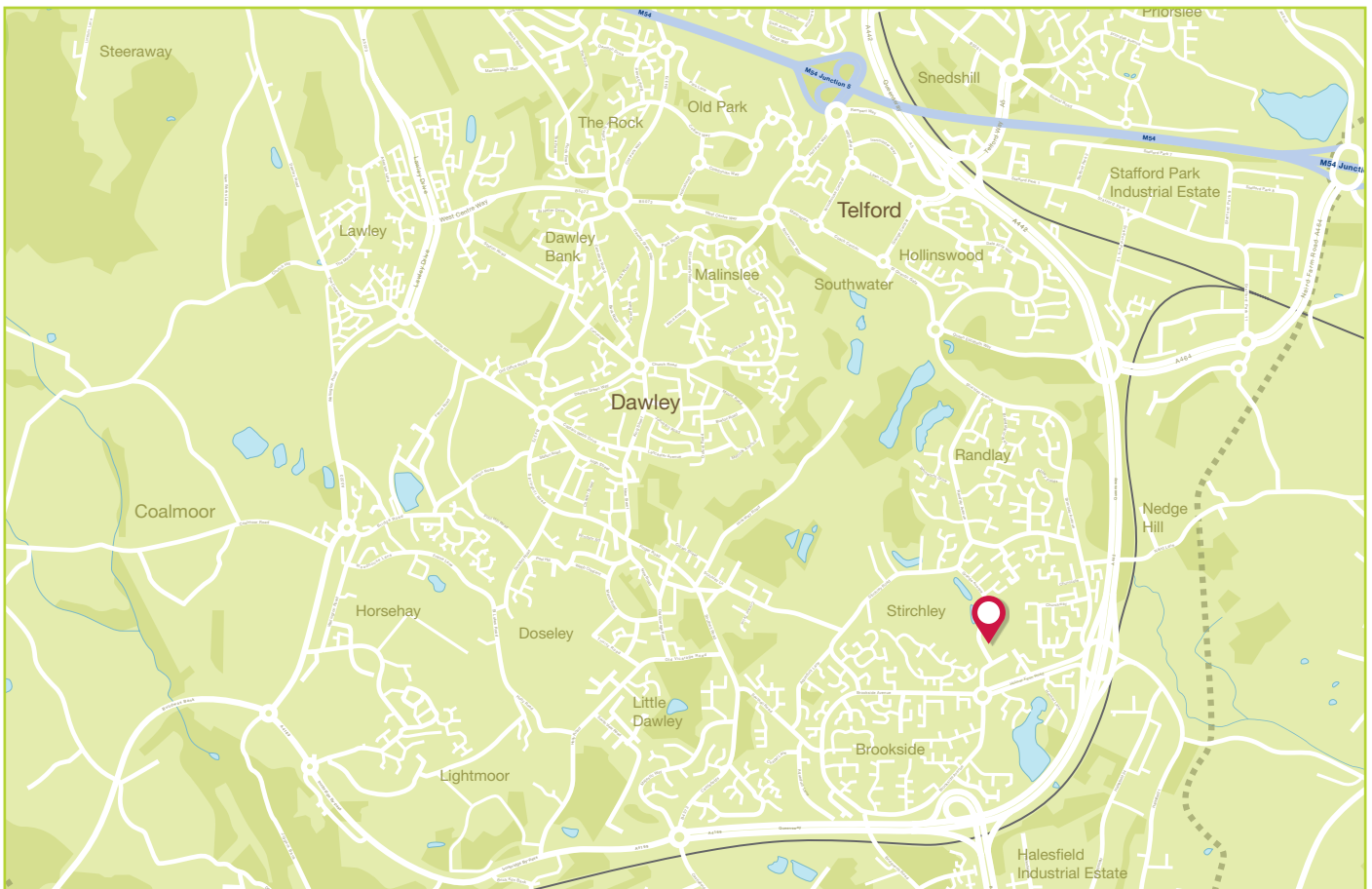
The demolished site has been left cleared and leaves areas of hardstanding and grass. The exact location of the former leisure centre has now been fenced with a coded padlock for access.

Immediately surrounding the site is The Sambrook Centre where Stirchley & Brookside Parish Council are based, Chipmunks Nursery, the Telford Park School and Grange Park Primary and the Church of the Pentecost. The new sports facility within the Telford Park School provides a community leisure centre accessible beyond the school day.

There is a thriving parade of retail units in Stirchley Centre this includes a Co-op store, a number of takeaway options and a Wrekin Housing Trust shop. In close proximity there is a medical centre comprising of a dentist, GP surgery and pharmacy. Beyond Stirchley Centre it is largely residential in nature.

Tenure

The site will be sold freehold with vacant possession.



Planning

The site is considered suitable for a range of uses, predominantly residential led, 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, however site walkover viewing can be arranged by appointment.

Further detailed information is available within a sales 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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