

For Sale



Freehold Development Opportunity in Telford

Land at Wheat Leasows, Telford



- Approximately 7.793 hectares (19.256 acres)
- For sale by Informal Tender

Closing date: 1pm Wednesday 29th November 2023

For further details & online technical pack please contact:

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Protect, care and invest
to create a better borough



Homes
England

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 & 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, Epsom 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.

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 within the urban boundary of Telford and forms part of the strategic employment area under the Telford and Wrekin Local Plan 2011-2031. 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 freehold by informal tender on the following basis:

1. Offers will need to be submitted in accordance with particulars of the Invitation to Tender guidance document which can be found in the data room.
2. The purchaser will be responsible for the costs of obtaining planning permission for their scheme.
3. Written tenders for the purchase of the site are to be submitted by email to Homes England no later than 1:00pm on Wednesday 29th November 2023 in accordance with the Invitation to Tender.



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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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MISREPRESENTATION ACT 1967

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Telford & Wrekin Council has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) the reference to any plant, machinery, equipment, fixtures fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective lessees should satisfy themselves as to the fitness for their requirements.