

# For Sale

## Employment Development Opportunity

### Plot 11d Hortonwood 45



**Size: 25.738 acres (10.416 hectares)**

Hortonwood 45, Telford TF1 7YU

**For sale by Private Treaty**



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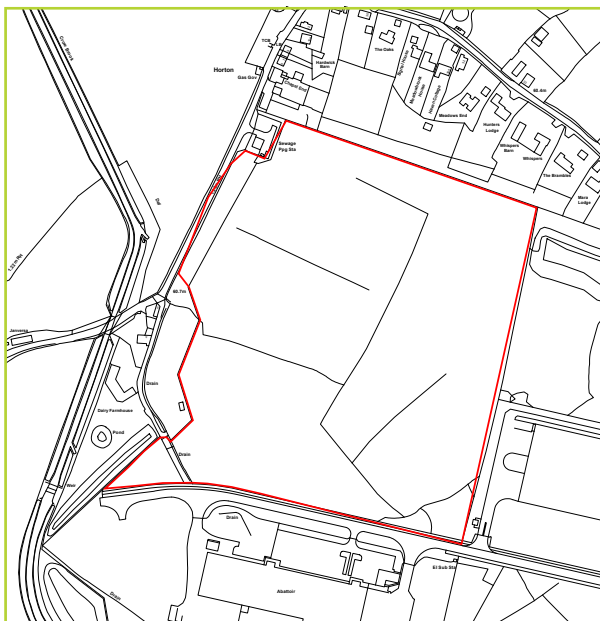
## Location

Hortonwood is a modern estate to the north of the Borough 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 estate is already home to a wealth of well known names including Makita, Epson Telford Ltd, Schwalbe Tyres UK Ltd, Busch UK Ltd, Golden Bear Products. Telford International Rail freight Terminal is within Hortonwood offering a range of freight solutions.

## Location plan



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## Description

A greenfield site benefiting from direct frontage to Hortonwood 45, an adopted highway. The site has a gross area of 25.738 acres (10.416 ha). All mains services are available for connection, however interested parties are asked to make their own enquiries.

## Tenure

The site is to be sold freehold with vacant possession.

## Planning

The site is allocated as a Committed Employment Site within the Local Plan and is considered suitable for uses within Use Classes B1(b and c), B2 and B8.

## Contacts

To arrange a viewing or for further details please contact:

### Estates & Investments

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