

ANDREW DIXON
& COMPANY

FOR SALE

Chartered Surveyors &
Commercial Property Consultants

LEISURE DEVELOPMENT OPPORTUNITY



Land at Wrekin Golf Club, Golf Links Lane Wellington, Telford, Shropshire, TF6 5BX

- Development land extending to approximately 2.8 acres (1.13 hectares)
- Suitable for leisure use or similar, subject to planning permission
- Picturesque rural setting close to Wrekin Golf Club and Ercall Woods
- Situated within an Area of Outstanding Natural Beauty

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Development Land

Wrekin Golf Club

LOCATION

Wellington is the principal district of Telford New Town and lies approximately 5 miles northwest of Telford Town Centre, in close proximity to Junctions 6 and 7 of the M54 motorway. The county town of Shrewsbury is approximately 10 miles to the east.

Wellington has its own main line railway station and bus station, a variety of academic institutions, leisure and hospitality facilities, and a full range of housing including significant Local Authority developments.

The subject land is situated on a single track road that provides access to Wrekin Golf Club and falls within an Area of Outstanding Natural Beauty (AONB). The Golf Club and immediate surrounding area lies within the shadow of the Wrekin and adjacent to the Erccall Woods above Wellington.

DESCRIPTION

The property comprises a parcel of development land extending to approximately 2.8 acres (1.13 hectares), which falls within the ownership of Wrekin Golf Club and is currently surplus to requirements.

The land predominantly comprises of an open grass field in a picturesque setting with a mature tree-lined border.

The land is suitable for a leisure related use or similar sympathetic to the surrounding area, subject to planning permission.

SITE AREA

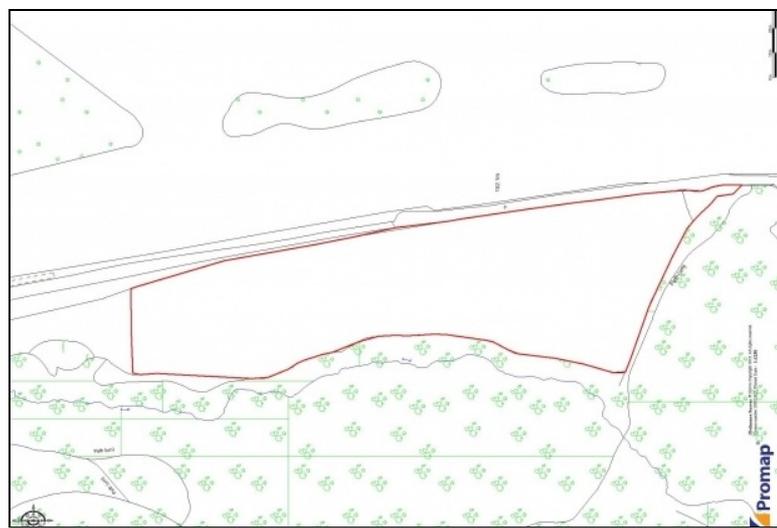
| | | |
|------------------|--------|---------|
| Development Land | 2.8 ac | 1.13 ha |
|------------------|--------|---------|

SERVICES

We understand there are no mains services connected to the land at present. However, interested parties are advised to make their own enquiries in this regard.

PLANNING

The Vendor has approached the Local Planning Authority (Telford & Wrekin Council) with regard to potential uses of the subject land. The Council has provided their initial thoughts and observations on an informal basis. Further information is available upon request.



TENURE

Freehold: The land is available to purchase as a whole on a freehold basis.

PRICE

Price upon application.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

BUSINESS RATES

The land is currently not assessed for business rates purposes.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3245



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

Printcode: 2018424

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