

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Artists impression of proposed development (approved fascia)

Proposed Residential Development

The Eden Complex, Canongate, Oakengates, TF2 9BF

- Prominent development site extending to approximately 0.85 ac (0.34 ha)
- Planning consent for 70 apartments with potential to increase to 83 apartments
- Generous on site car parking provision
- No affordable housing provision or CIL payment
- Ideal site for Housing Association

The Eden Complex

Canongate, Telford

LOCATION

The property is located on Canongate, on the edge of Oakengates town centre. Oakengates is a busy district centre and market town, which lies in a central position within Telford New Town.

Oakengates enjoys excellent road connections, being within 0.5 miles of the A442 Queensway dual carriageway, the main north/south distributor road through Telford, and the M54 motorway and Telford Town Centre are approximately 1 mile away.

The property is situated on a corner plot adjacent to the Royal Mail sorting office, a short distance from the Greyhound Roundabout on the A442. It is also a short walk away from both Oakengates train station and the district centre.

DESCRIPTION

The property comprises a self-contained development site of approximately 0.85 acres (0.34 hectares), which enjoys a prominent roadside position. The site currently incorporates a detached two-storey commercial warehouse building with a substantial car park to the front and side.

The existing building is a former nightclub and snooker hall arranged over two floors. The site is currently utilised as a car wash with car parking spaces for in excess of 100 cars on a short term flexible lease.

EXISTING ACCOMMODATION

Ground floor	6,146 sq ft	571 sq m
First floor	7,071 sq ft	657 sq m
Total Area	13,217 sq ft	1,228 sq m

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

BUSINESS RATES

The commercial site has a combined rateable value of £38,225 in the 2023 rating list. However, business rates will not be applicable if the site is redeveloped for residential purposes.

ENERGY PERFORMANCE CERTIFICATE

The existing commercial building has an Energy Rating of C(56).



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Existing Commerical Building

PLANNING/PROPOSED DEVELOPMENT

The property has planning permission TWC/2019/0806 for the demolition of the existing building and a new build residential development for 70 apartments with associated car parking.

It is proposed to construct a five-storey apartment block on the site providing 53 one-bed apartments and 17 two-bed apartments. The building will incorporate 70 indoor car parking spaces at ground floor level, with the apartments arranged over the upper floors. There will also be up to 91 external car parking spaces.

We understand the landowner is in the process of applying for planning permission to add a further storey to the proposed development to provide an additional 13 apartments on a sixth floor. Initial enquireis have been made with the Local Planning Authority and the response has been positive.

TENURE

The site is available to purchase freehold with vacant possession upon completion.

PRICE

Price upon application.

VAT

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

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

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/3756



Printcode: 202343

What's this?

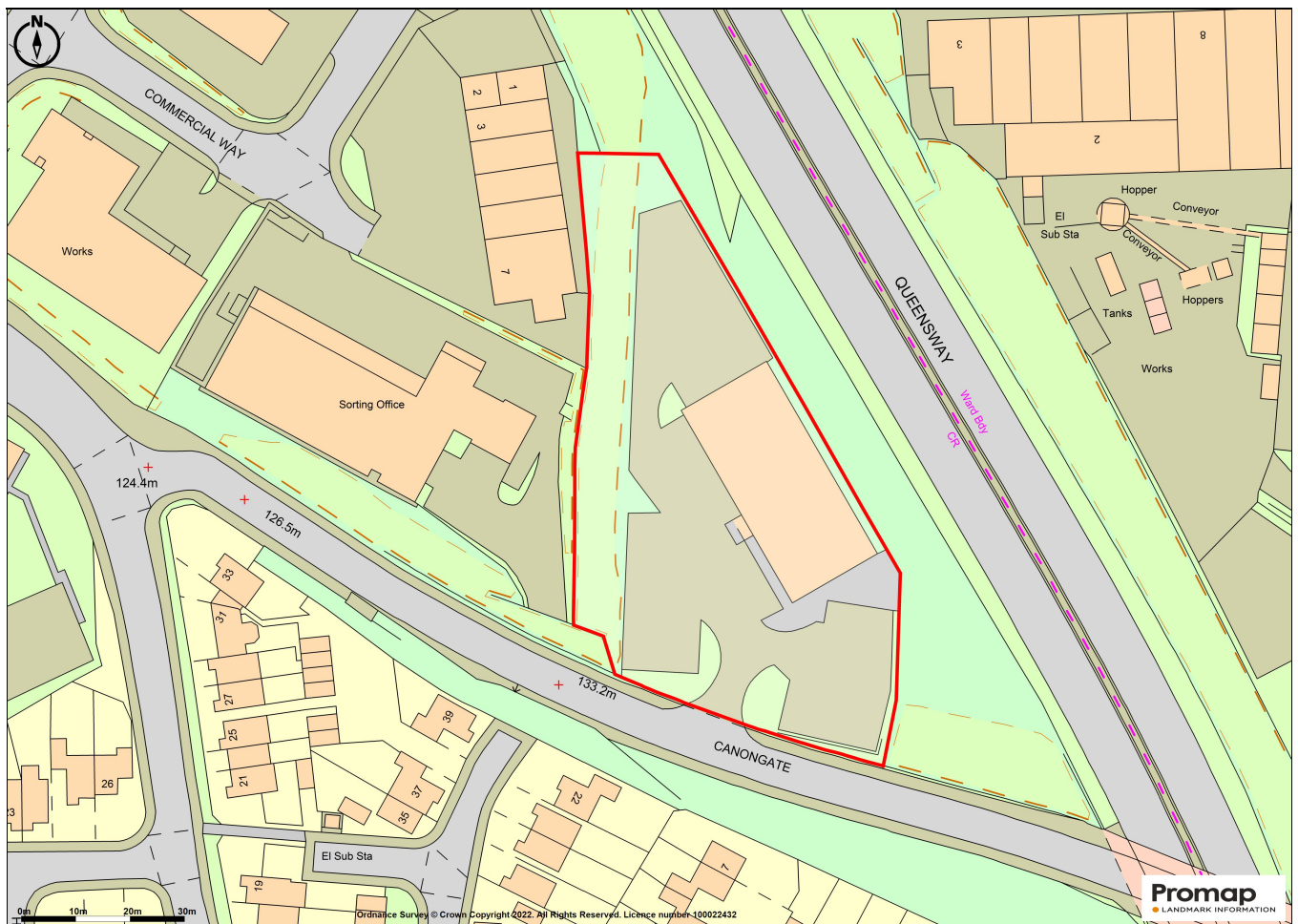
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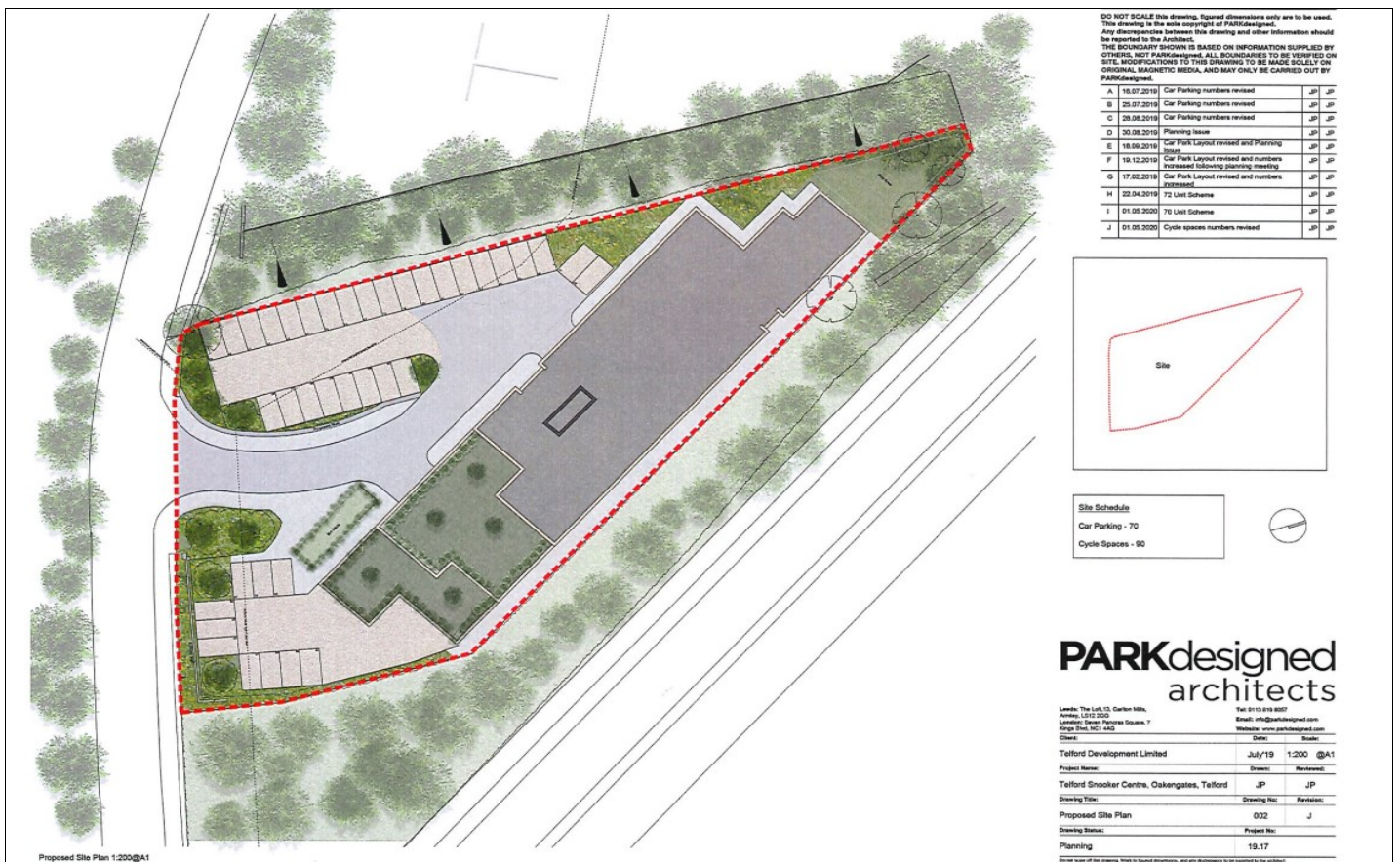
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ORDNANCE SURVEY PLAN



PROPOSED LAYOUT



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