

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

FOR ILLUSTRATIVE PURPOSES ONLY



Development Land at the corner of Redhill Way A5, Telford, Shropshire, TF2 9PF

- Residential development land with outline planning permission for up to 450 dwellings and a new roundabout access, subject to a Section 106 Agreement
- Net developable area of 60 acres (24 hectares)
- Adjoining retail/leisure development scheme (by separate negotiation)
- Technical Pack available upon request from the Agent

Land at Redhill Way

A5, Telford

LOCATION

The land is located at Grange Farm, approximately 1.5 miles northeast of Telford Town Centre and 1 mile to the east of Oakengates.

The site is bounded to the east by Grange Lane, to the south by Telford Way, and to the west by the A5 Redhill Way. There is a recycling centre immediately to the north. Grange Farm is located on the opposite side of Grange Lane, with established residential development to the south and west of the site.

The development will be accessed via a new roundabout constructed on the A5 at the southern end of the site with pedestrian links to Grange Lane.

DESCRIPTION

The land forms part of a substantial development site with outline planning permission for a mixed residential and commercial scheme. It is currently Greenfield land in agricultural use as arable farmland.

The residential element forms the basis of the scheme, having a net developable area of approximately 60 acres (24 hectares).

The developer has reserved an additional area of up to 7 acres for commercial development, being a retail scheme and public house. The exact area has not yet been formally designated and the only fixed part of the development at the moment is the access roundabout. All other aspects to be confirmed.

PLANNING

The site as a whole has outline planning permission **TWC/2015/0728** for up to 450 dwellings and a commercial development consisting of 6,459 square feet (600 square metres) of retail and a public house of up to 8,611 square feet (800 square metres) with some matters reserved. See Illustrative Masterplan.

SECTION 106 AGREEMENT

The planning permission is subject to a Section 106 Agreement with Telford & Wrekin Council, including an affordable housing provision of 35% (80% social rented and 20% shared ownership) and contributions towards highway works, highway trees, leisure facility, primary education, public transport and secondary education.

A full Technical Pack is available upon request from the agent.



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TENURE

Freehold: The land is offered freehold with vacant possession.

NB The commercial element of the site is being sold separately.

PRICE

Price upon application.

SERVICES

We understand that all mains services will be made available to the site in due course. Interested parties should make their own enquiries in this regard.

LOCAL AUTHORITY

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

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: Andrew Dixon MRICS

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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.

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