

ANDREW DIXON  
& COMPANY

FOR SALE

Chartered Surveyors &  
Commercial Property Consultants

RESIDENTIAL DEVELOPMENT OPPORTUNITY



## Land at Snowdrop Meadow, Ketley Telford, Shropshire, TF1 5WR

- Development land extending to approximately 0.462 acres (0.186 hectares)
- Suitable for residential development, subject to planning permission
- Popular residential location in central Telford
- Planning pre-application reference PE/2018/0407

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# Snowdrop Meadow

## Ketley, Telford

### LOCATION

The site is located approximately half a mile west of the B4373 and one mile southeast of Ketley district centre.

Ketley is a suburb of the new town of Telford in the borough of Telford & Wrekin and county of Shropshire. It lies adjacent to the former A5 road within half a mile of Junction 6 of the M54 motorway and approximately two miles from Telford Town Centre. Ketley is currently being redeveloped as part of the Telford Millennium Community.

The site itself is situated within the Red Lake area of Ketley, being an established residential location. It is positioned to the northern end of Snowdrop Meadow, sandwiched between recently completed residential development and Ketley Paddock Mound. The latter is in the throws of being designated as a Local Nature Reserve.

The site immediately adjoins the Red Lees footpath to the north.

### DESCRIPTION

The site consists of a plot of land extending to approximately 0.462 acres, currently green space. The land is rectangular in shape, predominantly level and south facing.

The site is situated in a popular residential area and enjoys direct access onto Snowdrop Meadow.

### ACCOMMODATION

Site Area 0.462 ac 0.186 ha

### SERVICES

We understand that no mains services are connected to the site at present. However, it should be noted that we have not checked this position and interested parties should make their own enquiries.

### PLANNING

The site does lend itself towards residential development, subject to the necessary planning permission. Pre-application enquiries have been made with the Local Authority under reference PE/2018/0407. A copy of the pre-application advice is available upon request from the agent.



### TENURE

Freehold: The site is available as a whole on a freehold basis with vacant possession.

### PRICE

Price upon application.

### SERVICES

We understand that no mains services are currently connected to the site. However, it should be noted that we have not checked the position and interested parties should make their own enquiries in this regard.

### LOCAL AUTHORITY

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

### BUSINESS RATES

Not applicable.

### 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](mailto:nathan@andrew-dixon.co.uk)

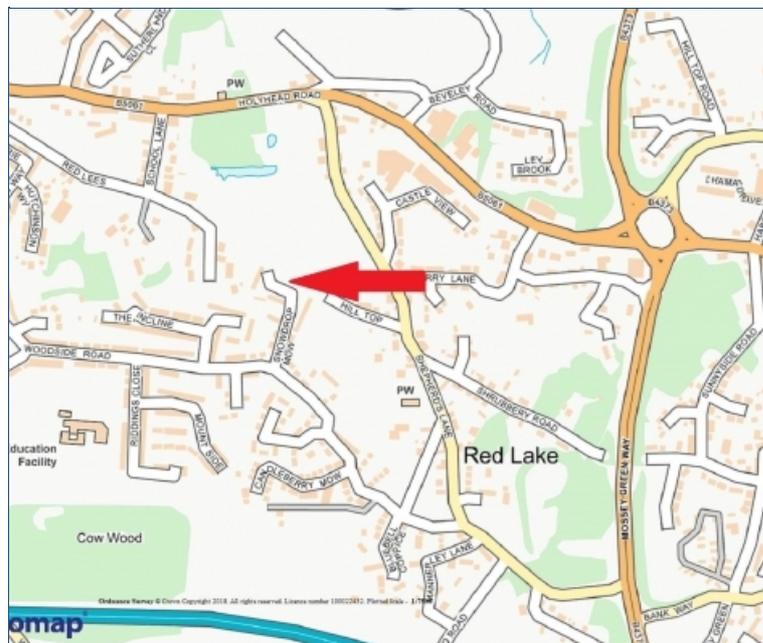
Ref: BNF/3165F



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: 20181022



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