

Red-line for illustrative purposes only



## Land at Apley Home Farm, Apley Castle Wellington, Telford, Shropshire, TF1 6DD

- Residential development opportunity in popular residential area of Apley
- Site of circa 3.5 acres with planning consent for 10 detached dwellings
- Can be purchased with or without existing house and buildings
- Offers invited on or before close of business on 30th November 2020



# Apley Home Farm

## Apley Castle, Telford

### LOCATION

The property is situated in Apley, approximately one mile from the market town of Wellington, in a popular residential area close to the Apley Castle development.

The site is conveniently located approximately one and a half miles from Junction 6 of the M54 motorway and half a mile from Wellington district centre.

### DESCRIPTION

The property comprises a wooded site extending to approximately 3.5 acres with outline planning permission for 10 detached dwellings, subject to a Section 106 agreement.

The site currently incorporates an existing detached house and buildings, which may or may not be included in the purchase, together with extensive gardens and pasture land.

A full informational pack is available upon request from the agent including copies of the following documentation:

- OS Site Plan
- Title Plan
- Outline Planning Permission
- Section 106
- Indicative Layout
- Ecology Report
- Archaeology Report
- Tree Report

### PLANNING

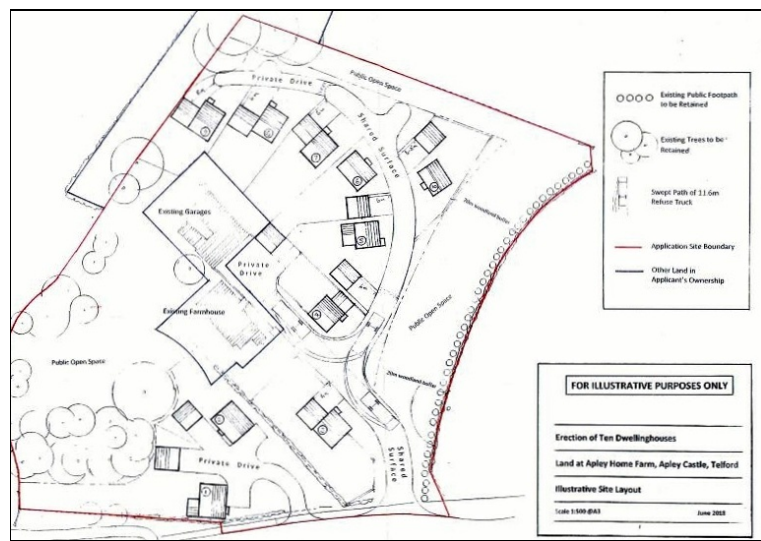
The site has outline planning permission (**Ref: TWC/2015/0920**) for 10 no residential dwellings with all matters reserved, subject to a Section 106 agreement with the Borough of Telford & Wrekin.

### 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.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford Shropshire, TF3 4NT - Tel: 01952 380000.



### TENURE

The property is available freehold, subject to Reserved Matters. It is registered under Title Number SL83523.

The site can be purchased in its entirety with vacant possession, ie including the existing house and buildings, or the development land only.

### PRICE

Offers are invited for the freehold interest, subject to reserved matters, on or before close of business on 30th November 2020.

### 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

Direct Line: 01952 521005

Mobile: 07957 828 565

Email: [andrew@andrew-dixon.co.uk](mailto:andrew@andrew-dixon.co.uk)

Ref: JAGD/3629

### JOINT AGENT

Barbers Wellington

Contact: Mike Arthan

Tel: 01952 221200

Email: [m.arthan@barbers-online.co.uk](mailto:m.arthan@barbers-online.co.uk)



Printcode: 20201023

### 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.



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