



Allscott Heath

SHAWBIRCH ROAD (B4394) • ALLSCOTT • TF6 5EQ



PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

**OUTLINE PLANNING PERMISSION
FOR UP TO 470 NEW HOMES**

**FULLY SERVICED PLOTS FROM 3 ACRES
IMMEDIATELY AVAILABLE**

www.allscottheath.co.uk

A DEVELOPMENT MANAGED BY


NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION



AN OUTSTANDING NEW VILLAGE LOCATION FOR 470 HOMES, 10,000 SQ FT COMMERCIAL, A PRIMARY SCHOOL AND A NEW 20 ACRE SPORTS CLUB

Description

Allscott Heath is a former British Sugar factory situated just outside of Allscott Village. Extending to 67.46 acres (27.30 ha) the site consists of a mixture of greenfield and brownfield land. All of the former factory buildings have been demolished to slab level.

Planning

Allscott Heath benefits from outline planning permission (TWC/2014/0113) for a residential led development, comprising of 470 new homes with associated green spaces.

In addition, the development will include a new primary school, retail / healthcare, allotments and significant improvements and relocation of the local sports and social club. 10% of the homes within the development will be affordable.

The planning permission has been carefully designed to ensure that the development can be successfully delivered as a whole, or in phases.

The Opportunity

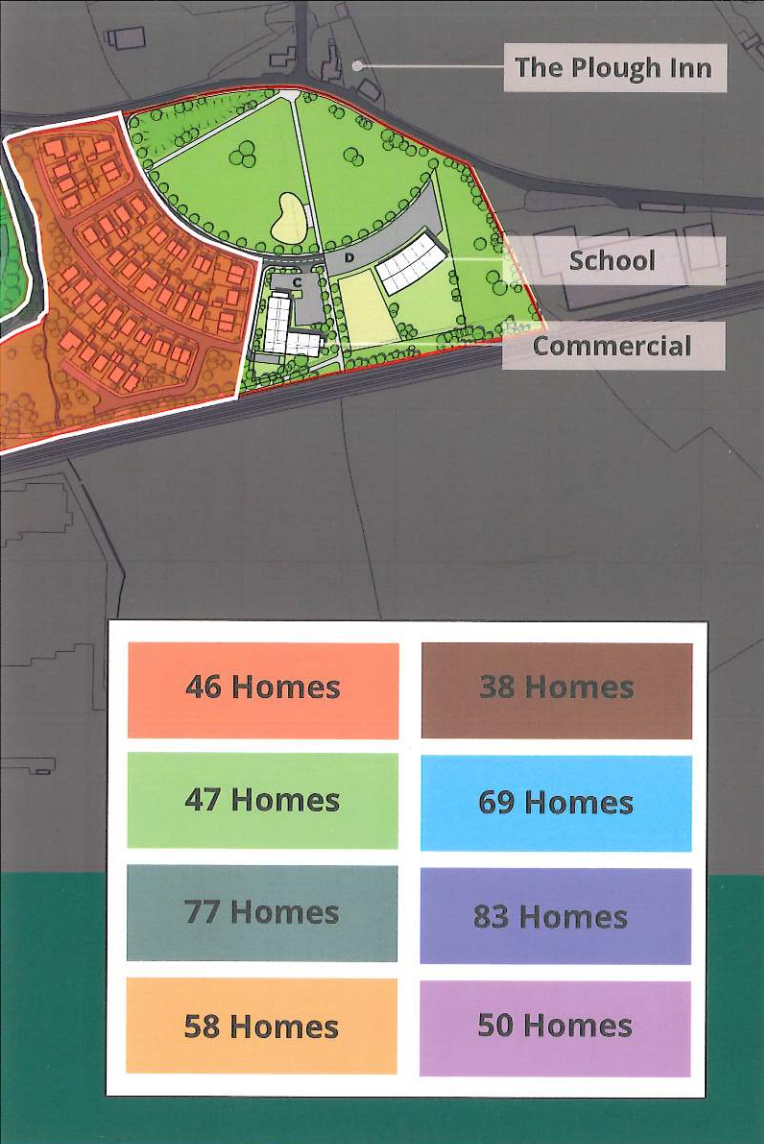
Allscott Heath offers a unique opportunity for developers to provide new homes within a village location. The village will benefit from a significant local amenity provision, including an on-site primary school and sports and social club.

Residents will enjoy the benefits of a rural location with the convenience of the site's close proximity to transport connections, schools, retail and leisure amenities.

It is likely that the village will be developed in phases and therefore serviced plots from 3 acres are available to developers.

With a phased disposal in mind, the land owner is working with development manager, Northern Trust, to prepare a site delivery strategy which will enable utilities to be brought to site and serviced plots to be transferred to developers.

The development manager will co-ordinate the delivery of all off-site and wider planning conditions. Furthermore, Section 106 financial contributions will be paid by the development manager in return for a financial contribution from the developer.



Development Management

Due to the scale of the opportunity, the land owner has enlisted Northern Trust as development manager for the site. This is with the intention of allowing developers to concentrate on delivery of housing as opposed to complex site infrastructure and servicing.

The development manager will co-ordinate the delivery of:

- Utilities to the edge of site including a new gas main, foul and surface water drainage.
- Design of the on-site spine road, site wide drainage strategy and SUD's features (developers to be responsible for delivery).
- Design and delivery of various off-site highways improvements (as referred to within the Section 106).
- Section 106 payments at the requisite points in the development process.
- Delivery management of the primary school, commercial, sports club and allotments.

It is anticipated that all phase specific reserved matters planning conditions and Section 106 obligations (such as affordable housing provision) will be the responsibility of the developer.



Location

Allscott Heath occupies an enviable location within Shropshire situated between the main urban centres of Telford and Shrewsbury. Although within a rural location, the site benefits from being in close proximity to numerous facilities and public services as detailed below.



Site Information and Technical

The land owner has undertaken various reports and investigations which are available as part of the site technical pack. This can be made available to the interested parties and includes:-

- Local Information
- Topographical Survey
- Ground Investigation Report
- Design and Access Statement
- Indicative Masterplan
- Planning Decision Notice
- Section 106 Agreement
- Title Information and Searches

Please contact the joint selling agents for access to the information pack.

Further Information and Viewings

Please contact the joint selling agents for any additional information, to arrange a viewing or to discuss which phased plots are available.



0121 643 6440

jll.co.uk/property

ANDREW DIXON
& COMPANY

01952 521000



J7 of M54
2 miles (5 minutes)

J6 of M54
5.6 miles (11 minutes)

J10a of M6
25 miles (25 minutes)

Telford Central
9.4 miles (16 minutes)

Shrewsbury Central
9.6 miles (19 minutes)



Princess Royal Hospital (A&E)
3.9 miles (7 mins)

MAJOR SUPERMARKETS:

Morrisons
2.6 miles (8 mins)

Tesco
J6 M54 - 4.9 miles (11 mins)

Sainsburys,
Telford Forge Retail Park
8.1 miles (14 mins)

Asda, Telford
8.5 miles (15 mins)

Tesco Shrewsbury
10.5 miles



Wellington Rail Station
3.5 miles (10 mins)

DIRECT RAIL LINKS TO:

Telford 8 minutes

Shrewsbury 13 minutes

Wolverhampton
22/37 minutes
(60 trains per day)

Birmingham 40/55 minutes
(60 trains per day)

Birmingham International
1 hr 3 mins

Coventry 1 hr 13 minutes

Chester 1 hr 14 minutes

London Euston
2 hours 29 minutes
(48 trains per day)

RETAIL PARKS:

Wrekin Retail Park
4.9 miles (11 mins)

Telford Forge
8.1 miles (14 mins)

Telford Bridge
8.0 miles (14 mins)

Sundorne Retail Park
10.5 miles (17 minutes)

Richard Roberts
T: 0121 634 6508
E: richard.roberts@eu.jll.com

Andrew Dixon
T: 01952 521005
E: andrew@andrew-dixon.co.uk

A DEVELOPMENT MANAGED BY



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION



#AllscottLiving

www.allscottheath.co.uk