

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY



Former Crudgington Creamery

Crudgington, Telford, Shropshire, TF6 6HY

- Upon the instructions of Dairy Crest Limited
- Substantial freehold development site in an attractive rural location
- Combined disposal area of approximately 15.05 acres (6.08 hectares)
- Outline approval for 111 dwellings and 7,912 sq ft (735 sq m) commercial units subject to completion of a Section 106 Agreement
- Full technical pack available upon request from the agent

Former Creamery Crudgington, Telford

LOCATION

The property is located within attractive rural surroundings approximately 200 metres from the village of Crudgington and 4 miles north of Telford. Newport lies approximately 6 miles to the east and Shrewsbury is 7 miles to the west. Junctions 4, 5 and 6 of the M54 motorway are all within circa 4 miles of the site.

Crudgington is a small settlement of around 50 dwellings, complemented by a local church and primary school. It forms part of the civil parish of Waters Upton.

The site lies just to the north of the B5062 road from Newport to Shrewsbury, fronting onto Cotwall Lane, and close to its intersection with the A442. Waters Upton village shop is circa 0.5 miles to the north.

The site adjoins open farmland to the north, east and west, and the River Tern runs adjacent to part of the western boundary. To the south is a single dwelling house and open fields, together with a small strip of land known as Station Yard. The latter is also in the ownership of Dairy Crest Limited and allocated for small scale residential development, although it should be noted that it does not form part of the subject site.

DESCRIPTION

The property comprises a substantial development site of approximately 15.05 acres (6.08 hectares) gross with outline planning permission for residential development. The site boundaries are clearly defined and include a number of protected specimen trees.

The site was formerly utilised as a dairy factory and creamery until operations ceased in December 2014. The commercial buildings have now been demolished in accordance with the planning consent as part of a comprehensive programme of decommissioning, demolition and remediation. Having been cleared and levelled, the site predominantly comprises of concrete hardstanding with some areas of landscaping. Suitable demolition materials have been crushed to Type 1 hardcore and stockpiled on site for future use.

TENURE

The site is currently owned by Dairy Crest Limited and offered for sale freehold with vacant possession, subject to all third party rights, easements and statutory designations currently passing. The vendor is looking to complete a sale subject to reserved matters.



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

PLANNING

The property benefits from a resolution to grant outline planning permission for the erection of 111 residential dwellings with associated amenity space and car parking and the erection of rural commercial units, creation of public open space, play space, landscaping and highway improvements, including revisions to the existing access off the B5062.

It is likely that the proposed commercial units may become residential in due course.

SECTION 106 AGREEMENT

The resolution was granted subject to conditions and the completion of a Section 106 Agreement. This will require the provision of 9 affordable units on site (5 affordable rent and 4 shared ownership) and total commuted payments for education, highways and public open space amounting to £838,145 (subject to indexation). There will also be a requirement to provide a Local Equipped Play Area (LEAP) and outdoor gym.

SERVICES

We understand that all mains services are available to the site. It should be noted that we have not checked these services and interested parties should make their own enquiries in this regard.

LOCAL PLANNING AUTHORITY

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

METHOD OF SALE

The site is being offered for sale by private treaty. Offers are invited for the freehold interest. Please contact the agent for further details.

Interested parties should note that the Station Yard site may also be available by separate negotiation.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

SALES INFORMATION PACK

A comprehensive sales information pack is available upon request from the agent, to include detailed information and background due diligence on the site.

VIEWING ARRANGEMENTS

No attempt should be made to access the site without prior arrangement. All viewings to be strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

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Mobile: 07957 828 565

Email: andrew@andrew-dixon.co.uk

Ref: JAGD/3253LA



Printcode: 2016725

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.

ANDREW DIXON
& COMPANY

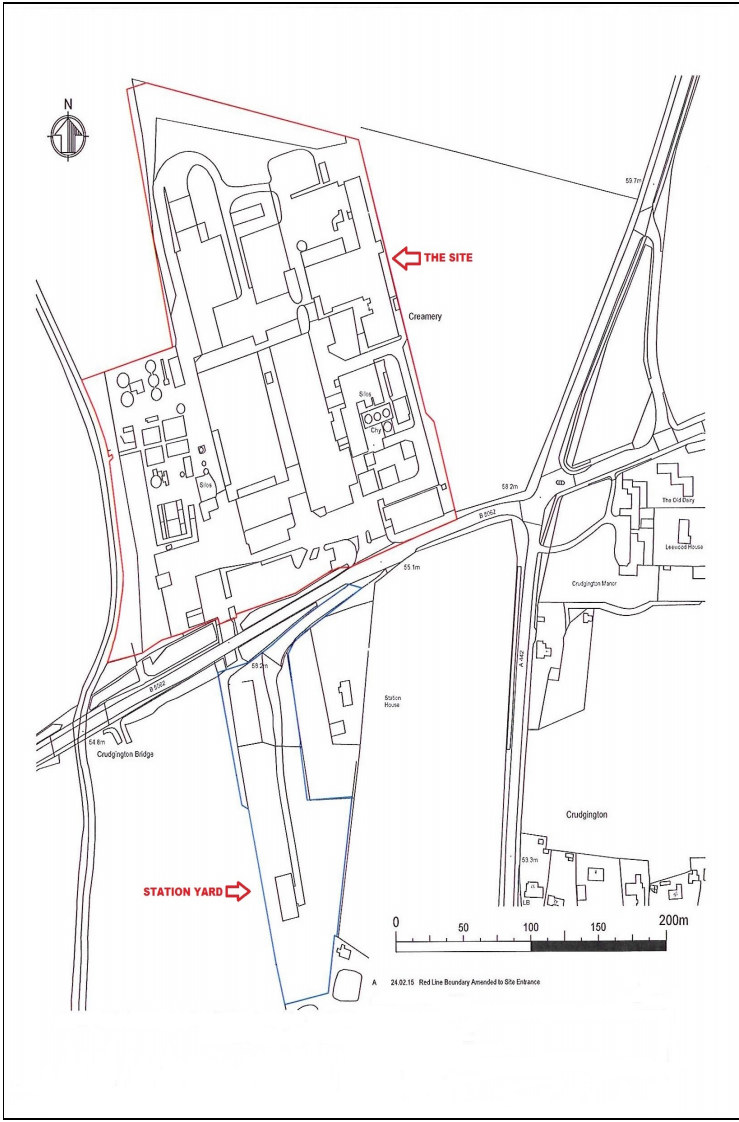
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PROPOSED LAYOUT



LOCATION PLAN



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