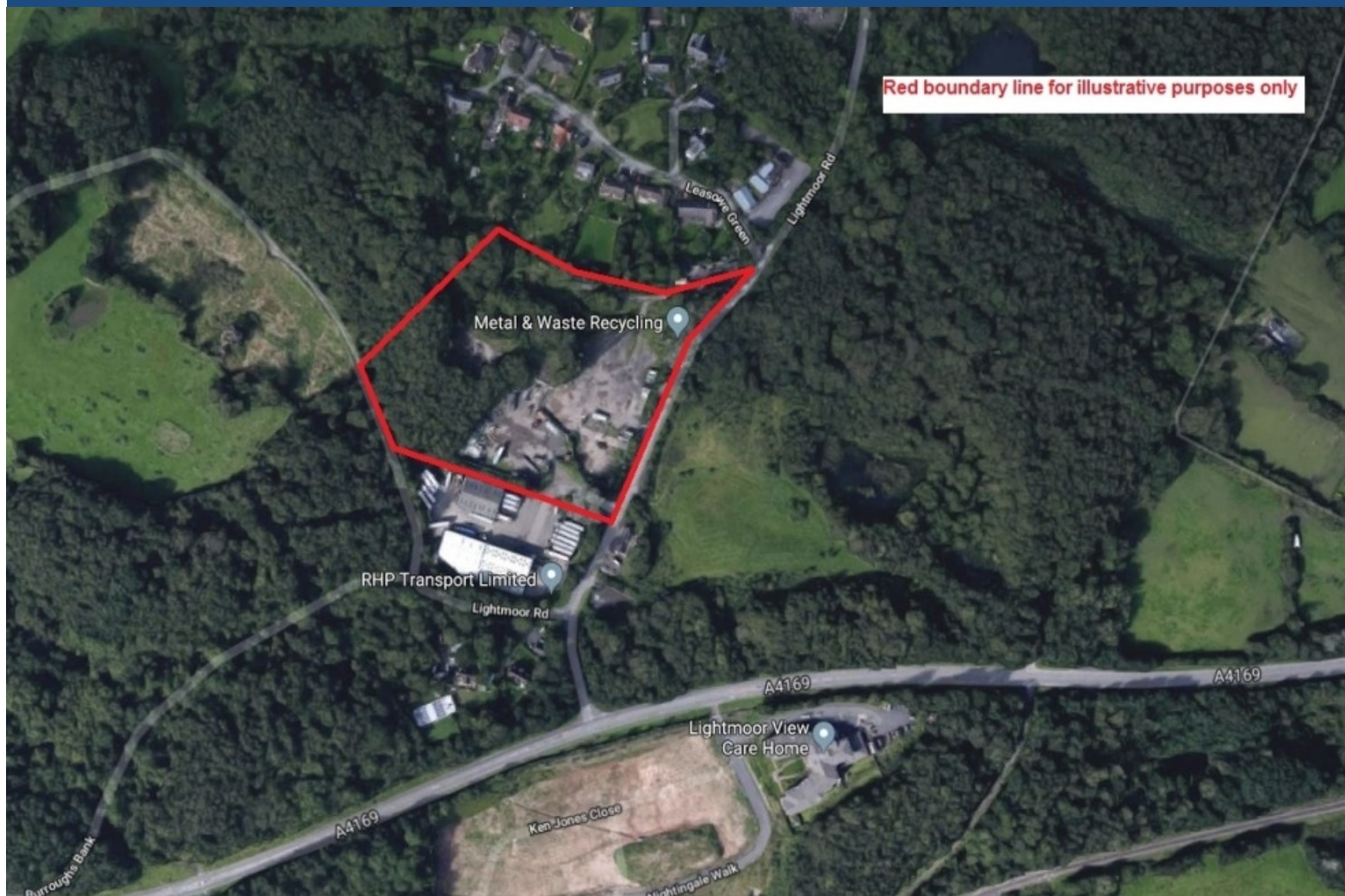


RESIDENTIAL DEVELOPMENT OPPORTUNITY



Development Land at Lightmoor Road Lightmoor, Telford, Shropshire, TF4 3QN

- Residential development land extending to approximately 6.178 ac (2.5 ha)
- Outline planning permission for 52 dwellings and associated access subject to a Section 106 Agreement
- Semi-rural location approximately 3 miles from Telford Town Centre
- Full information pack available upon request from the selling agent

Development Land

Lightmoor Road, Telford

LOCATION

The site is situated in a semi-rural location off Lightmoor Road to the south of Little Dawley, east of Aqueduct, north of Woodside and west of the new Lightmoor Village. It lies approximately 3 miles from Telford Town Centre and 2 miles from Ironbridge.

The A442 dual carriageway, which provides excellent access to Telford Town Centre and Junction 4 of the M54 motorway, is approximately 4 miles to the south, accessed via the A4169 Buildwas road.

The land itself is accessed directly off Lightmoor Road. The immediate surrounding area is mixed residential and industrial with significant undeveloped woodland to the east. There is a haulage yard to the south of the site, a number of dwellings at 'Leasowe Green' to the north and a joinery workshop and associated dwelling at The Poplars. Further north (circa 200m) is a scrapyards.

For identification purposes, the postcode TF4 3QN forms part of the Horsehay and Lightmoor ward within Telford & Wrekin Local Authority district.

DESCRIPTION

The site comprises an irregular shaped plot of land extending to circa 6.178 acres (2.5 hectares) with outline planning permission for residential development.

The site is a former concrete works, most recently utilised for open storage purposes. All structures have been demolished and the land is now vacant. It currently consists of mainly open ground with rough areas of hardstanding, bounded by a 2m high corrugated metal fence and mature trees.

The middle/eastern part of the site is relatively flat, with elevated ground to the north and west. There is a development platform with 6m high retaining walls in the centre of the site and heavily vegetated colliery spoil mounds to the west.

PLANNING

The site has Outline Planning Permission TWC/2016/017 for 52 dwellings and associated access with all other matters reserved.

A public right of way running from the centre of the site frontage onto Lightmoor Road to the northwest corner of the site was informally re-routed along the northern boundary a number of years ago. The current footpath is to be retained to link Lightmoor Road to the footpath network between Little Dawley, Doseley and Horsehay.



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SECTION 106 AGREEMENT

The planning permission is subject to a Section 106 Agreement with the Borough of Telford & Wrekin dated 22 August 2017. This includes contributions towards Ecology, Education, Highways, Play Facilities and Recreation. There is currently no affordable housing allocation.

SERVICES

We understand that all mains services will be made available. Interested parties are advised to make their own enquiries in this regard.

TENURE

Freehold: The property is offered for sale freehold with vacant possession.

PRICE

The asking price is £1.65 million for the freehold interest.

LOCAL AUTHORITY

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

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.

INFORMATION PACK

A full information pack is available upon request from the selling agent.

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

Ref: JAGD/3006LA



Printcode: 2018119

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.