ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Land off Garfield Road, Mossey Green

Red Lake, Ketley, Telford, Shropshire, TF1 5EJ

- Potential residential development opportunity subject to planning consent
- Greenfield land extending to approximately 2.945 acres (1.191 hectares)
- Lapsed outline planning consent for up to 45 dwellings and associated access subject to Section 106 Agreement
- Established residential location approximately 2 miles from Telford Town Centre
- Full information pack available upon request from the selling agent

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Land off Garfield Road
Red Lake, Telford

LOCATION

Telford is a thriving new town in the Borough of Telford & Wrekin, which is home to a good range of schools and leisure facilities and has excellent public transport links.

The site itself is situated in Red Lake, an established residential community in Ketley, which lies approximately 2 miles from Telford Town Centre in close proximity to Junctions 5 and 6 of the M54, which link Telford to Birmingham and the West Midlands road network.

The site fronts onto Garfield Road, Shepherd's Lane and Mossey Green (B4373). Shepherd's Lane links with the A518 Holyhead Road to the north and Mossey Green links with Telford Town Centre to the southeast. The site adjoins open space and residential development to the east and west.

The site is currently accessed via an unmade road off Mossey Green, however any residential development scheme is likely to provide a newly created access directly off Garfield Road.

DESCRIPTION

The site comprises an irregular shaped piece of development land extending to approximately 2.945 acres, which previously had planning permission for residential development, albeit this has recently expired.

It currently comprises of Greenfield land, which is predominantly level. The land has been grazed in the past, but was most recently utilised for open storage and distribution purposes. It is vacant at present.

The western boundary of the site is formed by native hedgerows with mature trees to the northern boundary and an established hedge set against residential gardens to the eastern boundary. Any development of the site is likely to involve the removal of some of the existing hedgerows/trees along Garfield Road in order to facilitate a new access, but the majority of the hedgerows/trees will be retained.

PLANNING

The site previously had Outline Planning Permission TWC/2015/0369 for up to 45 dwellings with all other matters reserved. The proposed scheme involved a mixture of 2-bed and 3-bed semi-detached/terraced houses, 3-bed detached houses, and 1-bed and 2-bed apartments over garage as per the Illustrative Layout Plan.



ILLUSTRATIVE LAYOUT PLAN



SECTION 106 AGREEMENT

The lapsed planning consent was subject to a Section 106 Agreement. There is no affordable housing allocation at present.

SERVICES

We understand that mains water, electricity and drainage are located in the vicinity of the site. It should be noted that we have not checked these services and interested parties should make their own enquiries regarding connection arrangements.

TENURE

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

PRICE

We are seeking expressions of interest.

INFORMATION PACK

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

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.

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/3495

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: 2019111

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