

# FOR SALE Freehold Major Residential Development Opportunity Telford



- Full planning consent granted for 48 dwellings
- High quality bespoke scheme ready for immediate commencement
- 2.4 hectares (5.93 acres)

**Doseley Industrial Estate, Frame Lane, Telford TF4 3BZ**

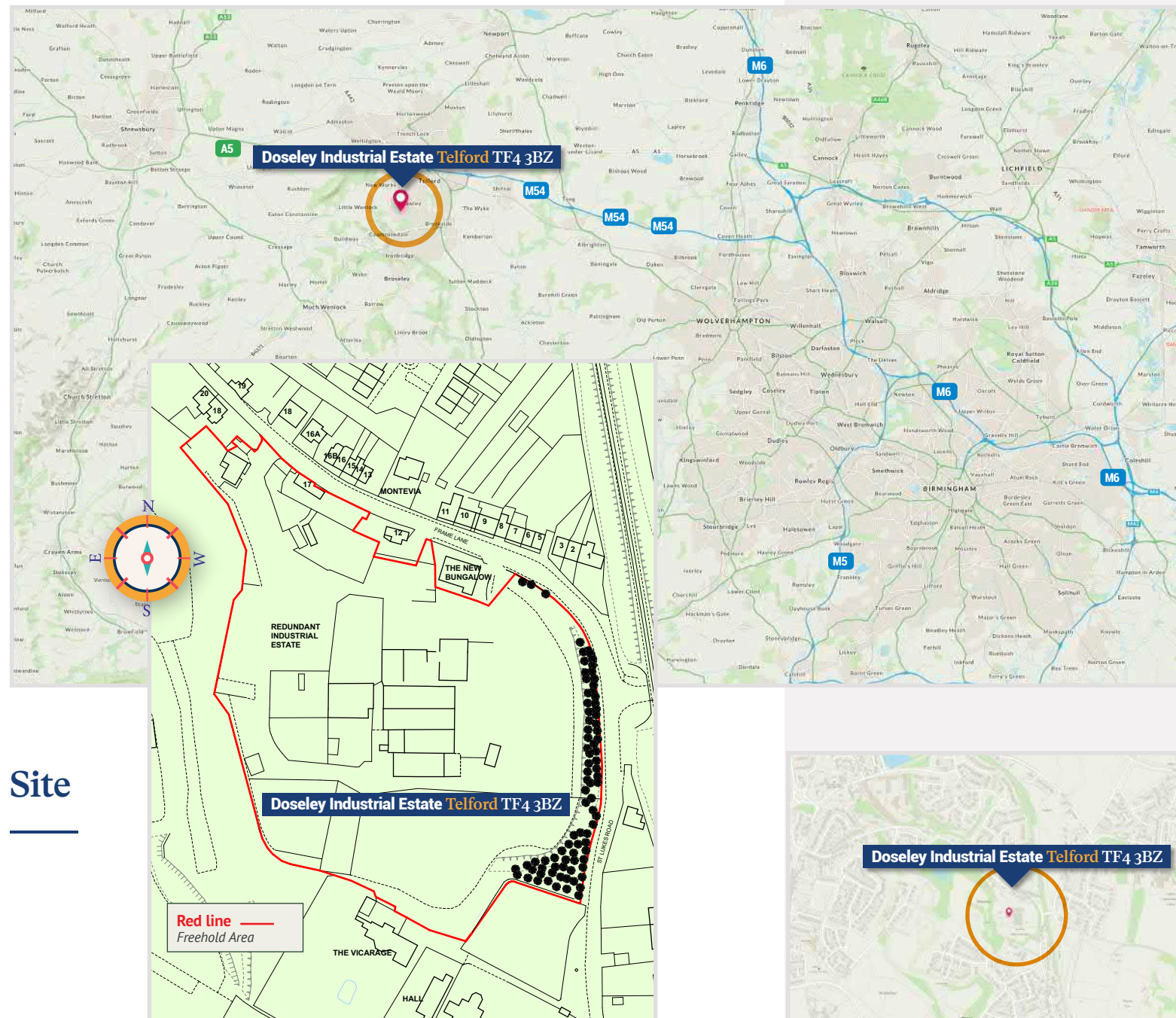


## Location

■ The property is situated off Frame Lane in the village of Doseley, and forms part of the wider Dawley neighbourhood in Telford. Doseley is located two miles south of Telford, and neighbours other local centres to include Lightmoor, Little Dawley and Horsehay.

■ Telford is a large town in the borough of Telford and Wrekin in the County of Shropshire, about 15 miles east of Shrewsbury, 21 miles south-west of Stafford, 19 miles north-west of Wolverhampton and 28 miles from Birmingham. Telford is the largest town in Shropshire and one of the fastest-growing towns in the UK.

■ The industrial estate is currently accessed from Frame Lane to the north-west corner. In addition, a telecommunications mast is located to the western edge of the site (to be removed as part of the development).



## Site





## Description

■ The predominant land use in the vicinity is residential, though the site itself is essentially a redundant (brownfield) industrial site, previously used by a range of individual occupiers for light industrial and commercial uses.

■ As it currently stands, the property comprises an irregular shaped brownfield site which extends to 2.4 hectares (5.93 acres). The topography of the site is generally flat with the eastern and southern boundaries being lined by mature trees.

■ Please note that the buildings located within the centre of the site are currently undergoing demolition and clearance. Demolition is due to be completed by early January 2023.



- 48 dwellings – of which 12 houses will be designated as affordable.

- A new estates road will be created in a 'U' shape which will provide access around the site which will be adopted by the local authority, although a small section from the new spine road which will give access to the one bungalow plot will be un-adopted.

■ There is to be a mix of two bedroom houses (3), three bedroom houses (18), four bedroom (10), five bedroom houses (10) and six bedroom houses (6). In total there are to be seven different house types.

A full accommodation schedule can be provided on request.





## Planning

The local authority is **Telford & Wrekin Council**. Planning was approved on 4 February 2022 under ref. **TWC/2020/0410** for the 'demolition of disused former industrial units and the erection of 48no. dwellings.'

A S106 agreement dated 2 February 2022 has been agreed. The '**Affordable Housing Units**' comprise 12 houses to be constructed on the site and provided as Affordable Housing for Rent or Shared Ownership Housing Units. This equates to 25% of the total dwellings.

In addition to the affordable housing allowance are the following financial contributions.

- Educational contribution £316,562 payable before the 5th dwelling is sold / occupied.
- Highways contribution £25,000 payable upon commencement.
- Play & Recreation contribution £38,150 payable upon commencement.
- Monitoring contribution of 2% of the total financial contributions payable under this planning obligation but such sum not exceeding £10,000.
- Total £389,712 (maximum).

We understand that Telford & Wrekin council have currently not introduced CIL. A full set of planning documents are available on request.

## Services

The site will have connections to mains electricity, water, and drainage once complete, however interested parties should satisfy themselves.

## Legal Fees

Each party is to bear their own costs as part of any transaction.

## EPC

The existing buildings are to be demolished as part of the redevelopment of the wider site and the property is therefore exempt.

## VAT

We await confirmation of the VAT status of the property from our client.

## Price

Unconditional offers are invited for the freehold interest. Parties will be required to demonstrate successful track record and funding of similar purchases.

## Tenure

The property is held on a freehold basis under various title numbers as follows:

- SL50592
- SL136035
- SL27510
- SL135398
- SL269732
- SL278344

Title documentation can be provided on request. As far as we are advised, the property is not subject to any onerous restrictions, charges, easements or rights of way. Interested parties will be required to confirm that they have reviewed the title in conjunction with their legal advisors before any offers will be considered.



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