



**Lambert
Smith
Hampton**

0121 236 2066

For Sale

Residential Development Opportunity

Development Site

Priorslee Site J, Gatcombe Way, Telford, Shropshire

On the instructions of



- Approximately 3.05 Ha (7.53 Acres)
- Green Field Site Close to M54 and Local Facilities
- Previous Outline Planning Permission for Residential Development for circa 90 Dwellings
- Conditional Sale 'Subject to Securing Planning'

Lambert Smith Hampton

Interchange Place, Edmund Street, Birmingham B3 2TA T +44 (0)121 236 2066

Priorslee Site J, Gatcombe Way, Telford, Shropshire

Location

The site is located to the north east of Telford town centre, in the popular residential area of Priorslee; 80% of which has been developed over the last 20 years. The Priorslee area is bounded by the A5 to the north. Junction 4 of the M54 is situated c.1 mile to the south of the site. Shrewsbury is approximately 20 miles to the west and Birmingham lies approximately 40 miles to the south-east.

The area surrounding the site has been sensitively developed with large areas of public open space and numerous cycle ways serving the development and wider area.

Gatcombe Way bisects the site and supports a bus route which serves the development and connects to Telford town centre and the wider area.

To the north east of the site is public open space and a children's play area. To the north west is the Priorslee 'local centre' shopping parade with residential properties beyond. Redhill Primary School is situated to the west and modern residential properties lie to the east and west of the site.

Description

The site is currently open grassland located either side of Gatcombe Way, extending to 3.05 hectares (7.53 acres). The part of the site north of Gatcombe Way overlooks public open space and play area to the east. Both parts of the site are bound by fencing and hedgerows. The topography of the site is generally level with existing highway access to both parts.

VAT

The site has been elected for VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Planning

The site forms part of the wider Priorslee East Development which has been subject to successive planning consents for residential development. The most recent (TWC/2012/0530) was granted in 2014 including s106 Agreement. A subsequent Deed of Variation requiring 25% affordable housing, education contribution of £141,750 and recreation contribution of £42,500 for this site was completed in August 2016. This consent expired on 25th September 2018.

The site continues to be identified for residential development within the Council's Policy Documents. Details of the expired consented planning application and s106 will be available to view via the Information Pack.

The affordable housing provision must as a minimum be Local Plan Policy compliant.

Site Information

Information relating to the site is available and includes: (a) Access to the expired planning application – TWC/2012/0530 granted in 2014 and all associated expired surveys and studies. (b) Agreed and varied s106 dated August 2016. (c) Report On Title. (d) Tender Submission Form.

The site can be viewed from the public highway.

Services & Infrastructure

We understand gas, water and electricity are all available within adjacent roads. Prospective purchasers are to satisfy themselves on this point prior to entering a contract to purchase.

Offers and Tender Conditions

Offers for the Freehold interest in the site are invited on a conditional, subject to receipt of a full planning permission, basis by October 2019 or as reasonably practical and entering into conditional contract by 15th March 2019 and start on site March 2020.

Interested parties who intend to submit a bid must do so using the Homes England Tender Submission Form.

Please note that for a tender submission to be considered eligible all sections of the form must be completed in full and provide all mandatory applicable information as requested in the Tender Submission Form. Bidders not submitting a fully completed Tender Submission Form and the mandatory applicable information will not have their financial offer considered.

Interested parties should submit their offers using the Tender Submission Form available from LSH and send offers to:

TENDER OPENING PANEL (REF: D19037)
Homes England
St Georges House
Kingsway, Team Valley
Gateshead, Tyne & Wear NE11 0NA

OFFERS ARE TO BE SUBMITTED / RECEIVED IN HARD COPY FORMAT BY NO LATER THAN 1PM ON MONDAY 21ST JANUARY 2019.

A 10% returnable deposit of the premium amount will be required on entering the conditional contract. Bidders will pay the balance on securing planning permission and the contract becoming unconditional.

Viewing and Further Information

Further information is available by contacting the sole agents:

Stephen Hemming
Lambert Smith Hampton
0121 237 2323
shemming@lsh.co.uk

Scott Ellis
Lambert Smith Hampton
0121 237 2354
sellis@lsh.co.uk

Priorslee Site J, Gatcombe Way, Telford, Shropshire

Location Plan - Street View

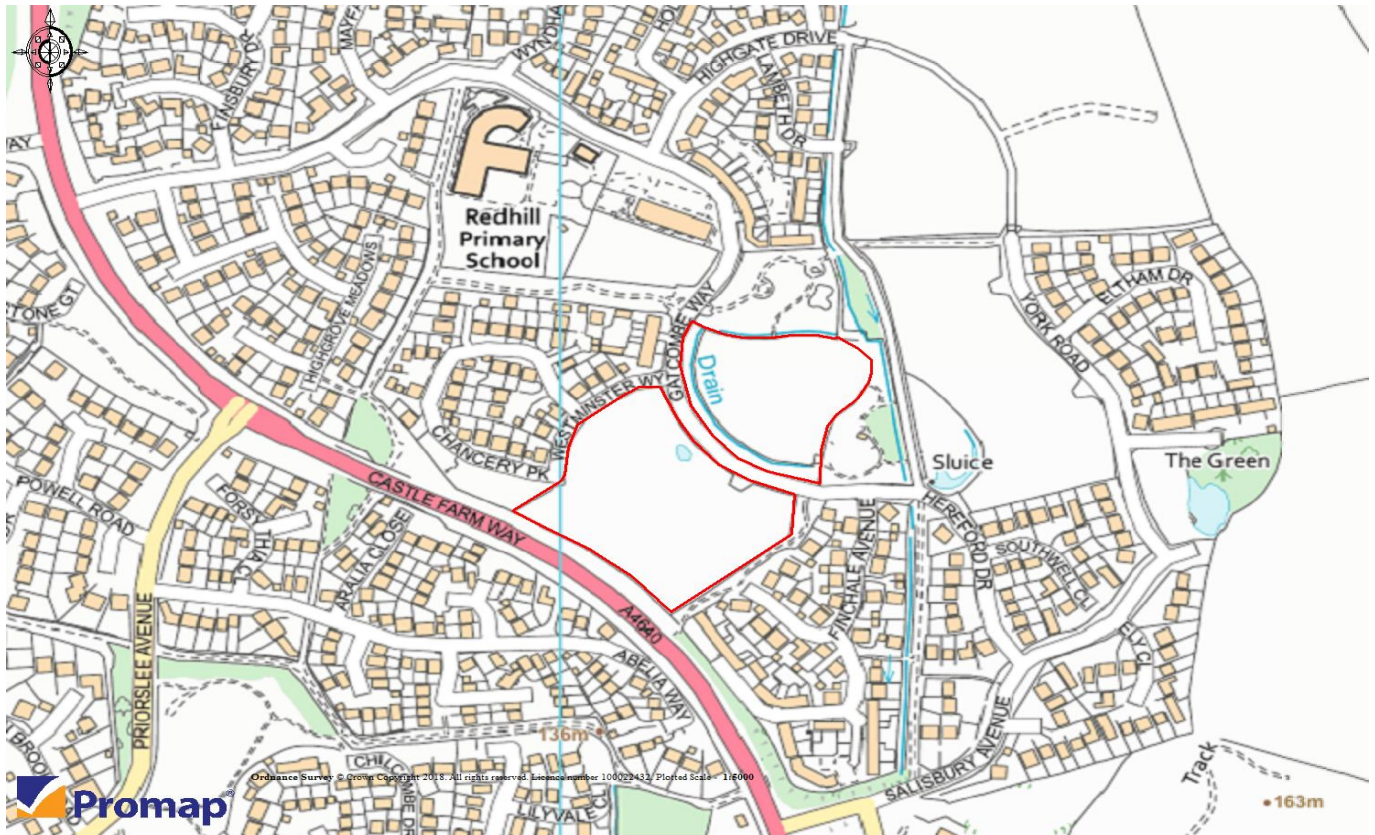


Image Copyright reproduced by Image Copyright reproduced by Lambert Smith Hampton

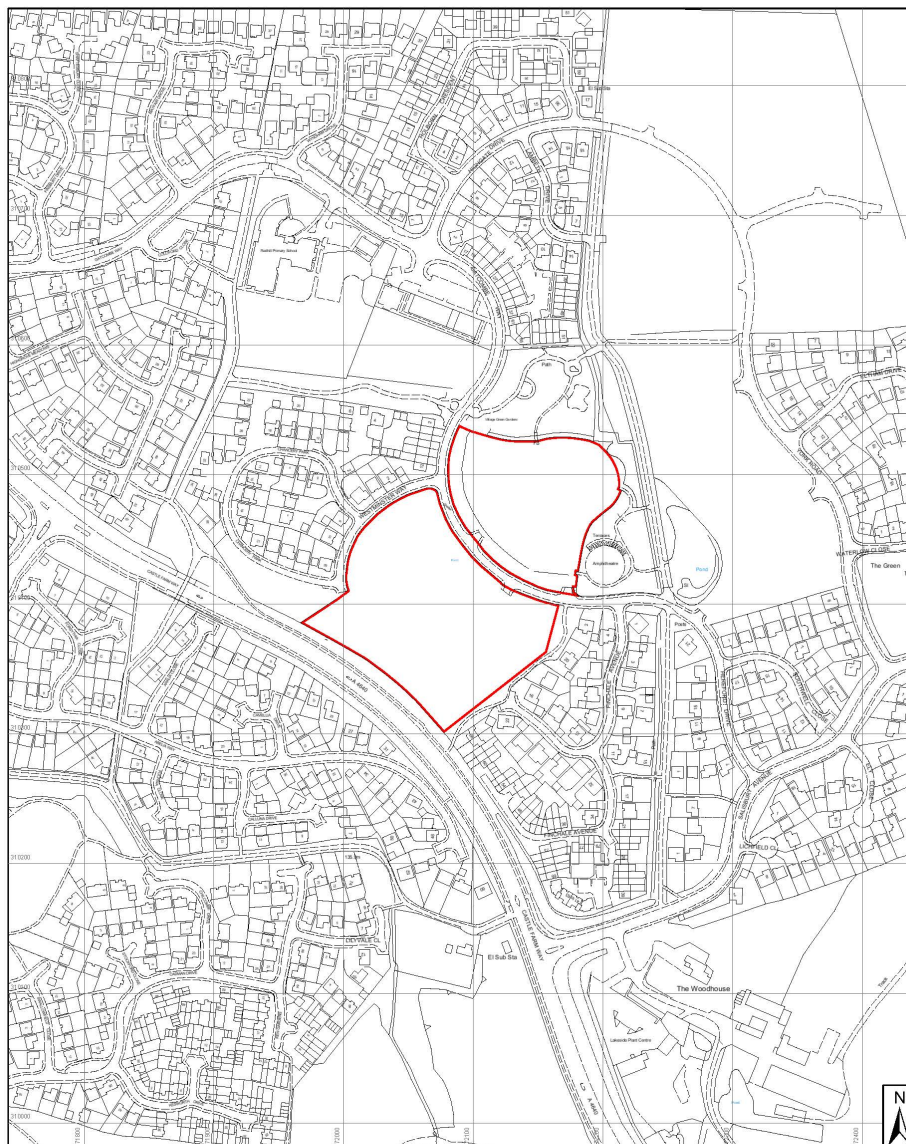
Location Plan



Image Copyright reproduced by Image Copyright reproduced by Lambert Smith Hampton

Priorslee Site J, Gatcombe Way, Telford, Shropshire

Site Plan (For Identification Purposes Only)



Tel:
Priorslee J
Telford
Shropshire

 **Homes England**
Spatial Solutions
Tel: 0300 1234567
Email: spatial.solutions@homesengland.gov.uk

ITP No.	Parcel Ref
30865.001	04/12/2018

Scale
1:2,500

Size
A3

Information shown is correct to the best of Spatial Solutions' knowledge at date of issue. This does not constitute a warranty or guarantee of accuracy. The user must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. Information is provided for guidance only and does not constitute a warranty or guarantee of accuracy. Homes England is not responsible for any loss or damage arising from the use of this information. © Homes England 2018

Image Copyright reproduced by Image Copyright reproduced by Lambert Smith Hampton

December 2018

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

**Lambert
Smith
Hampton**

0121 236 2066