

ANDREW DIXON
& COMPANY

FOR SALE

Chartered Surveyors &
Commercial Property Consultants

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Land at Snowdrop Meadow, Ketley Telford, Shropshire, TF1 5WR

- Development land extending to approximately 0.462 acres (0.186 hectares)
- Suitable for residential development, subject to planning permission
- Popular residential location in central Telford
- Planning pre-application reference PE/2018/0407

Tel: 01952 521000
www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

Snowdrop Meadow

Ketley, Telford

LOCATION

The site is located approximately half a mile west of the B4373 and one mile southeast of Ketley district centre.

Ketley is a suburb of the new town of Telford in the borough of Telford & Wrekin and county of Shropshire. It lies adjacent to the former A5 road within half a mile of Junction 6 of the M54 motorway and approximately two miles from Telford Town Centre. Ketley is currently being redeveloped as part of the Telford Millennium Community.

The site itself is situated within the Red Lake area of Ketley, being an established residential location. It is positioned to the northern end of Snowdrop Meadow, sandwiched between recently completed residential development and Ketley Paddock Mound. The latter is in the throws of being designated as a Local Nature Reserve.

The site immediately adjoins the Red Lees footpath to the north.

DESCRIPTION

The site consists of a plot of land extending to approximately 0.462 acres, currently green space. The land is rectangular in shape, predominantly level and south facing.

The site is situated in a popular residential area and enjoys direct access onto Snowdrop Meadow.

ACCOMMODATION

Site Area 0.462 ac 0.186 ha

SERVICES

We understand that no mains services are connected to the site at present. However, it should be noted that we have not checked this position and interested parties should make their own enquiries.

PLANNING

The site does lend itself towards residential development, subject to the necessary planning permission. Pre-application enquiries have been made with the Local Authority under reference PE/2018/0407. A copy of the pre-application advice is available upon request from the agent.



TENURE

Freehold: The site is available as a whole on a freehold basis with vacant possession.

PRICE

Price upon application.

SERVICES

We understand that no mains services are currently connected to the site. However, it should be noted that we have not checked the position and interested parties should make their own enquiries in this regard.

LOCAL AUTHORITY

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

BUSINESS RATES

Not applicable.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

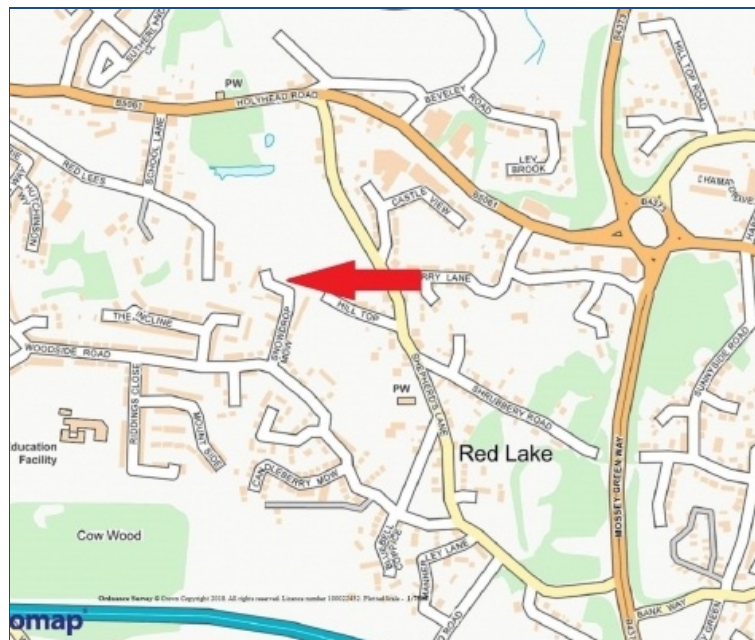
Ref: BNF/3165F



Printcode: 20181022

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.



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.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW

Telephone : 01952 521000

Fax : 01952 521014

Email: enquiries@andrew-dixon.co.uk