



FOR SALE



Proposed Development

**A Freehold Development Opportunity
With Full Planning Consent**

Site at 1 & 3 Slaney Street, Oakengates, Telford,
Shropshire TF2 6ET

OFFERS IN EXCESS OF:
£395,000

KEY FEATURES

Prime location within in Oakengates Town Centre.

Situated within a £21 million regeneration scheme.

1.5 miles from Telford Town Centre..

Fully planning permission granted.

Consent for 3800 sq ft Retail Unit and 10 apartments.

Freehold.

Guide price: Offers in excess of £395,000.



LOCATION

The site is located in the centre of Oakengates some 1.5 miles from Telford Town Centre and the M54 Motorway. The site is situated at the far east end of Slaney Street where it meets Uxacona Way and lies adjacent to Telford Theatre Long Stay Car Park. The area is a mixed residential and retail location.

Oakengates Town Centre is currently undergoing a £21m regeneration of Telford Theatre Quarter.

Telford is situated approximately 35 miles north west of Birmingham City Centre and approximately 15 miles east of Shrewsbury.

DESCRIPTION

The site currently comprises a pair of semi-detached houses that sit within a predominantly rectangular shaped site. The consented scheme will provide for the demolition of the existing houses and the development of a 3-storey block of 10 apartments at the front with a single-storey 3,834 sq. ft. retail unit to the rear.

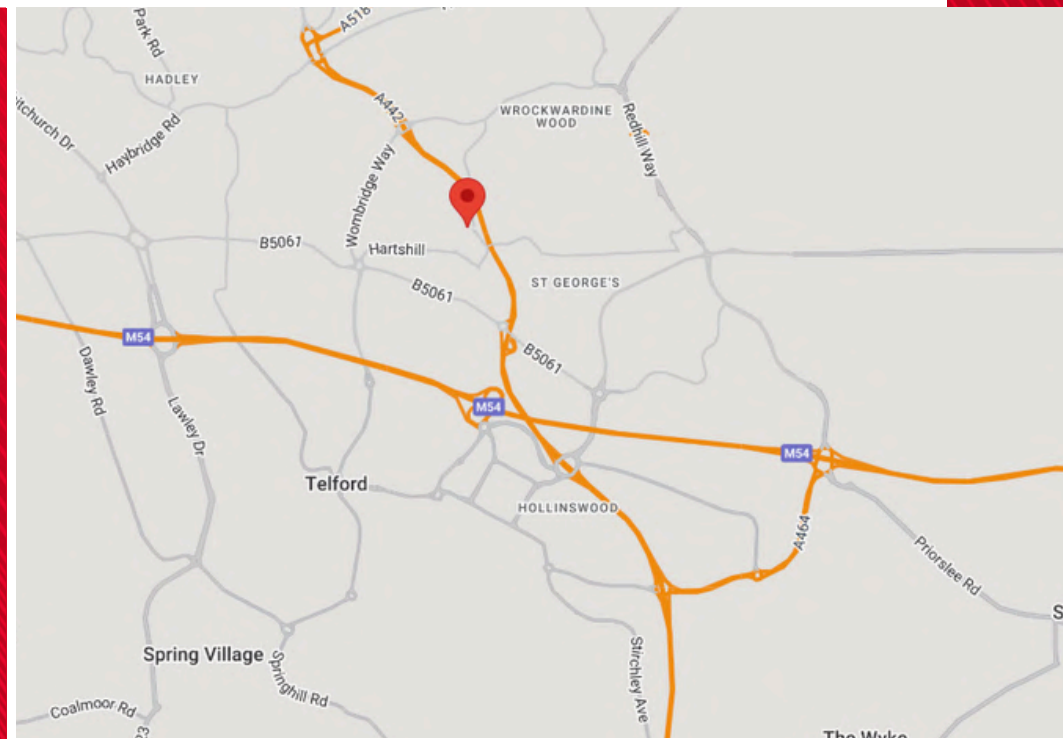
SITE AREA

0.16 acres (648 sq m).

PLANNING

On 20/08/2024, under application number TWC/2023/0210, full planning consent was granted for the demolition of the two existing houses and erection of 10 apartments and 1 retail unit. Full supporting documentation is available via the sole selling agents.

Planning enquiries can be made to Telford & Wrekin Council on 01952 380 380 or email planning.control@telford.gov.uk



PROPOSED ACCOMMODATION SPLIT

Residential – 6,902 sq. ft. (641.44 sq m)

Retail – 3,834 sq. ft. (309.12 sq m)

Amenity – 1813 sq. ft. (168.5 sq m)

APARTMENT MIX

APARTMENT	BEDROOMS	SQ.FT.	SQ.M.
1	1	717	66.66
2	1	559	51.95
3	2	830	77.18
4	1	559	51.95
5	1	637	59.22
6	2	808	75.08
7	2	830	77.18
8	1	517	48.09
9	1	637	59.22
10	2	808	75.08

TENURE

Freehold with vacant possession.



GUIDE PRICE

Offers in excess of £395,000 are invited for the freehold interest

SERVICES

We have been informed that all mains services are connected to the site. However, prospective purchasers should still make their own independent enquiries as to the suitability of the services for their particular requirements.

LEGAL COSTS

Each party are responsible for their own legal costs that may be incurred in this transaction.

ADDITIONAL INFORMATION

Any plans provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

VAT

We are advised that VAT is not applicable.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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Proposed Development

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