



Land at the Former Bell Inn, The Fields Donnington Wood, Telford, Shropshire, TF2 7PW

- Prime residential development site extending to circa 0.263 ac (0.107 ha)
- Full planning permission for 9 no. supported living apartments, although would suit alternative small scale residential scheme subject to planning consent
- Pleasant residential area adjacent Donnington Bowling Club and sports pitches
- Close to local amenities at Wrekin Road and 3 miles from Telford Town Centre

Former Bell Inn

The Fields, Telford

LOCATION

The property is located in Donnington Wood, a busy suburb of Telford which lies close to the residential ward of Donnington and approximately 3 miles east of Telford Town Centre. It is also a 10-minute drive from Junction 4 of the M54 motorway.

The site was home to the former Bell Inn public house, which was demolished circa 2008, and set within an established residential area off Queens Road comprising mainly detached dwellings. The property is adjacent to Donnington Wood Bowling Club, Donnington Wood Outdoor Gym and sports pitches, including tennis and basketball courts.

The site enjoys a central location in Donnington within walking distance of local shops, commercial premises and community facilities. It is also close to bus routes with regular services to both Wellington and Telford Town Centre.

DESCRIPTION

The property comprises residential development land extending to approximately 0.263 acres (0.107 hectares), being the site of the former Bell Inn public house, which has now been demolished albeit the foundations of the original building still remain.

The site is vacant and predominantly level, with a very slight incline to the south. The majority of the area is surfaced with tarmacadam.

The property is accessed via an existing metalled surface from the end of Queens Road, which also provides access for the Donnington Bowling Club, as well as the neighbouring residential properties.

SITE AREA

Total Site Area	0.263 ac	0.107 ha
-----------------	----------	----------

SERVICES

We understand that all mains services are available or connected to the site. It should be noted, however, that we have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA -
Tel: 01952 380000



PLANNING

The property currently has full planning permission TWC/2021/1145 for the erection of 9 no. supported living apartments including associated staffroom - Use Class C3(b) of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties are advised to make their own enquiries with the Local Planning Authority.

An alternative small scale residential scheme may also be acceptable to the Local Planning Authority, subject to the necessary planning permission. Examples of potential layouts can be provided upon request to include a scheme of 4no. semi-detached 2-bed and 3-bed houses; and a scheme of 7no. terraced 2-bed houses - both with associated gardens and car parking.

TENURE

Freehold. The site is available to purchase freehold with vacant possession at a price to be agreed.

PRICE

Price upon application.

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.

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/4007



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: 2024328

Consumer Protection From Unfair Trading Regulations 2008: 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