



## Land at the East of Newport, Newport, Shropshire, TF10 8BX

- Approximately 66.52 acres (26.92 hectares) of freehold agricultural land with strategic development potential
- Attractive semi-rural location close to Newport town centre and all local amenities
- Prominent location with roadside frontage along the A41
- Excellent transport links via A41, A518 & M54 motorway

# Land at the East of Newport

## LOCATION

The property is located on the urban-fringe of Newport Shropshire, off the A518. Newport is a thriving, historic market town within the Borough of Telford & Wrekin, located some 8 miles north of Telford Town Centre and 12 miles west of Stafford.

It provides convenient commuter links to Telford, Stafford, Shrewsbury and Wolverhampton and easy access to Junction 3 of the M54 motorway via the A41, which in turn gives access to Junction 10a of the M6.

Newport has a range of schools for children of all ages, including the acclaimed Newport Girls' High School and Adams Grammar School. Harper Adams University is also located on the edge of the town.

There are a number of out-of-town stores located on the A41 and A518, such as the Mere Park Garden Centre, Maidenhead Aquatics and Aqualate Golf Club.

## DESCRIPTION

The property comprises approximately 66.52 acres (26.92 hectares) of freehold agricultural land, offering a development opportunity in a highly accessible location.

The site benefits from multiple access points, including frontage onto the A518 and Walkley Bank, and lies adjacent to the A41, providing excellent connectivity to the wider road network.

The land is predominantly level, albeit sloping to the north, and features attractive natural elements including an established woodland area to the north-east and a brook running through the site.

Currently used for agricultural grazing and with no existing built development, the site is suitable for a wide range of potential uses, subject to the necessary planning consents.

## ACCOMMODATION

Total Site	66.522 ac	26.92 ha
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## PLANNING

The property is suitable for a wide range of development opportunities, subject to planning. Interested parties should make their own enquiries.

## TENURE

Freehold. The property is available to purchase freehold with vacant possession.

## PRICE

Offers invited for the freehold interest.

## SERVICES

Interested parties should make their own enquiries.

## LOCAL AUTHORITY

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

## 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.

## ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

## VIEWING

Strictly by prior appointment with the Agent's Telford office: Sam Dolphin

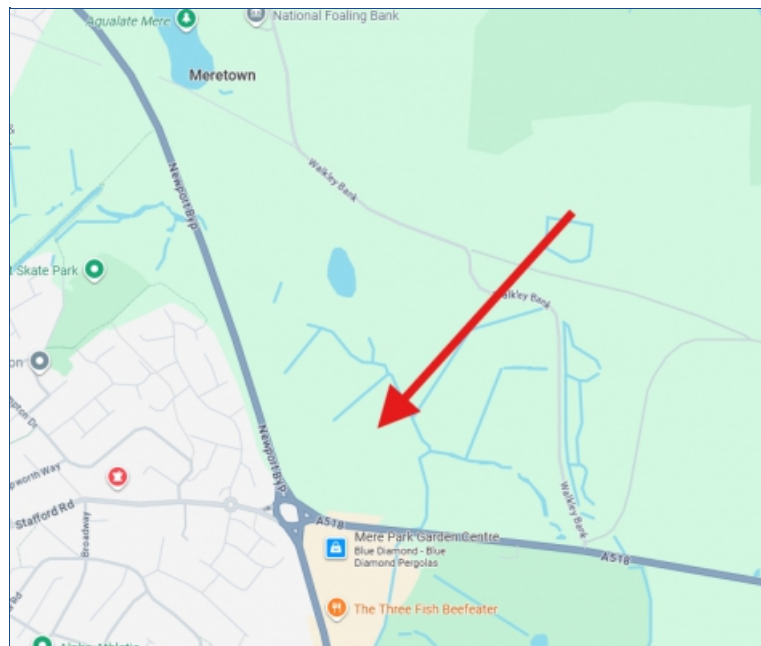
Contact: Sam Dolphin  
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Ref: SJD/4207



Printcode: 202641

## What's this?

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