

RAPLEYS

LAND FOR SALE

rapleys.com
0370 777 6292

Rampart Way, Telford,
Shropshire TF3 4NA

CONTACT **Matthew Guest**
07810 698175 | matthew.guest@rapleys.com
Alfred Bartlett
07738 090760 | alfred.bartlett@rapleys.com



Extensive development land

0.76 hectare (1.9 acres)

Prominently located on Rampart Way with **Costa, Burger King** and **KFC** on the adjoining scheme

Busy location close to Telford Bridge Retail Park and Telford Forge Shopping Park with occupiers including **Next, Boots, TK Maxx, B&M, Argos, Tapi Carpets** and **Halfords**

Location

The subject site is prominently located close to the busy Telford Bridge and Telford Forge Retail Parks with well known occupiers including **Next, Boots, TK Maxx, B&M, Argos, Tapi Carpets** and **Halfords**.

Telford is located approximately 15 miles east of Shrewsbury and 34 miles north west of Birmingham. It has good road and transport links with the subject development land located adjacent to Junction 5 of the M54 and within walking distance of Telford Central train station.

Description

The site totals circa 1.9 acres with an extensive frontage to Rampart Way which has good prominence from Telford Central train station.

Situated on the adjoining scheme there is a **Costa Coffee, Burger King** and **KFC**.

Accommodation

The property comprises the following approximate floor areas:

	Hectare	Acre
Total Site Area	0.76	1.90

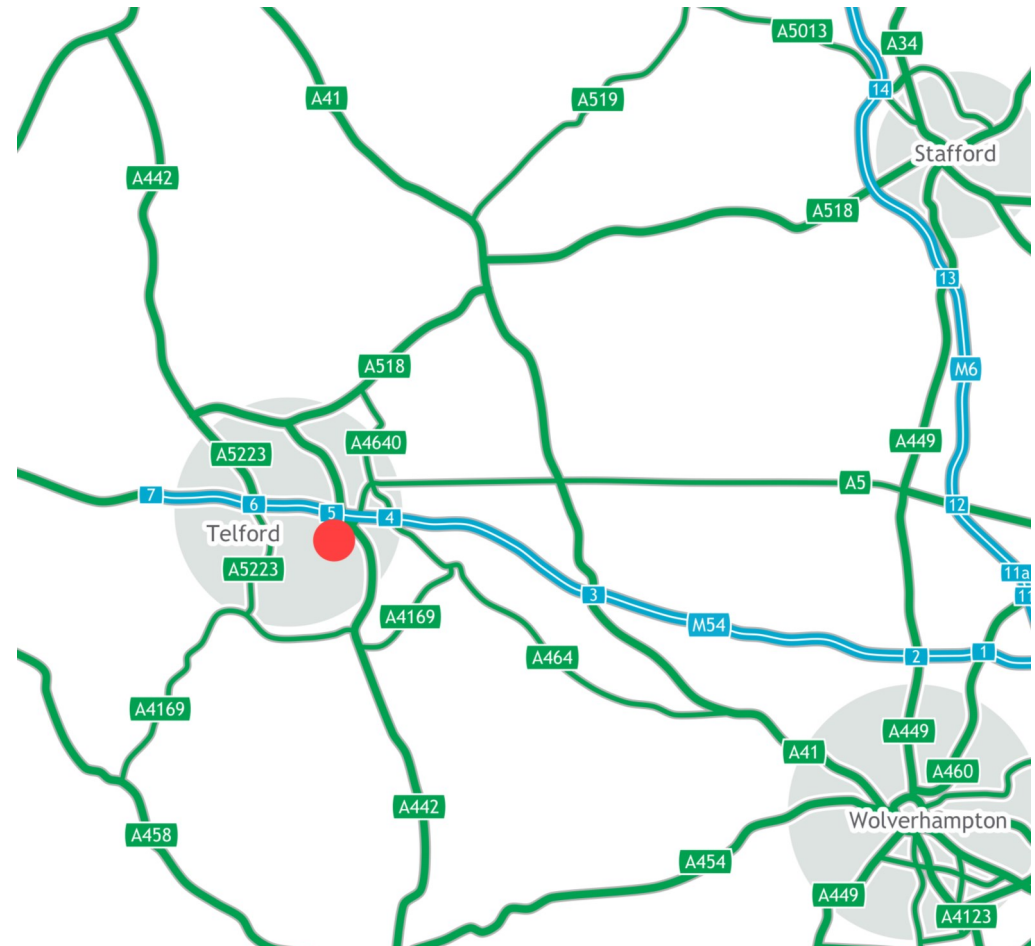
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

The parcel of land is owned Freehold by our client and enquiries are invited from prospective developers for the whole.

Price

On Application.



RAPLEYS

LAND FOR SALE

rapleys.com
0370 777 6292

Rampart Way, Telford,
Shropshire TF3 4NA

CONTACT **Matthew Guest**
07810 698175 | matthew.guest@rapleys.com
Alfred Bartlett
07738 090760 | alfred.bartlett@rapleys.com

Claw Back Provision

There is a Claw Back Provision in relation to the land. Please ask the agent for more details.

Planning

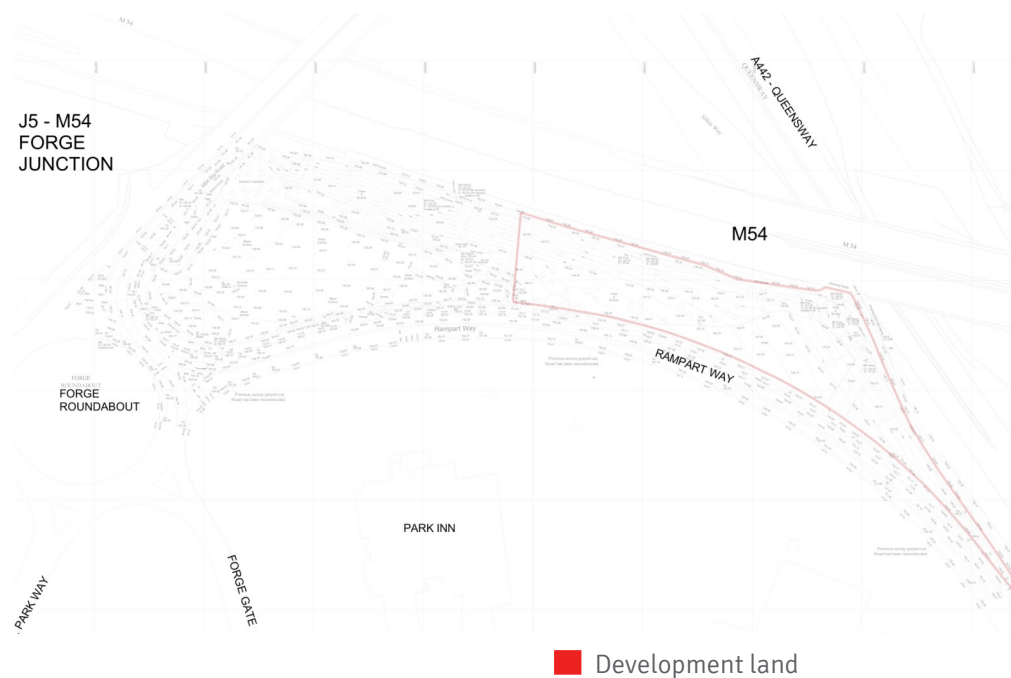
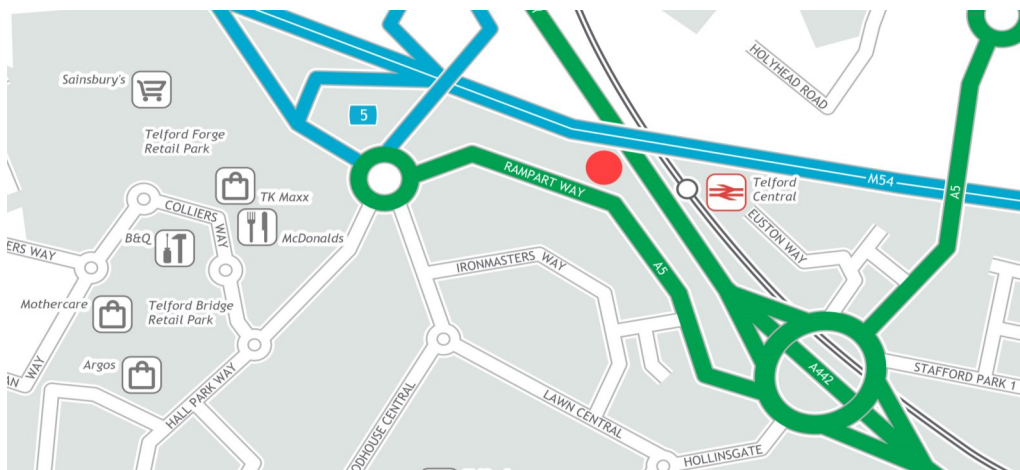
Suitable for development, subject to planning.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

The site can be viewed from Rampart Way at any time. Parties wishing to walk on to the site may do so entirely at their own risk.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS. Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in January 2019.