



DESCRIPTION

Roger Parry and Partners are delighted to have been instructed to offer for sale Land at Lightmoor, Telford. The land offers potential for development, subject to gaining the necessary planning consents. The land extends to approximately 3.46 acres (1.40 hectares).

METHOD OF SALE

The property is for sale by Private Treaty

TENURE

The land is available on a freehold basis with vacant possession on completion.

LOCAL AUTHORITY

Telford & Wrekin

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries or ownership thereof.

OVERAGE

There is an uplift clause for any development of 30% for a period of 25 years.

DISTANCES

Telford ~ 4.0 miles. , Shrewsbury ~ 15.7 miles.
Wolverhampton ~ 21.1 miles.

VIEWING ARRANGEMENTS

Viewing of the property is strictly through appointment with the selling agent — Andrew Lowe MRICS. Please contact the office on 01743 791336 or email; andrewlowe@rogerparry.net



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.