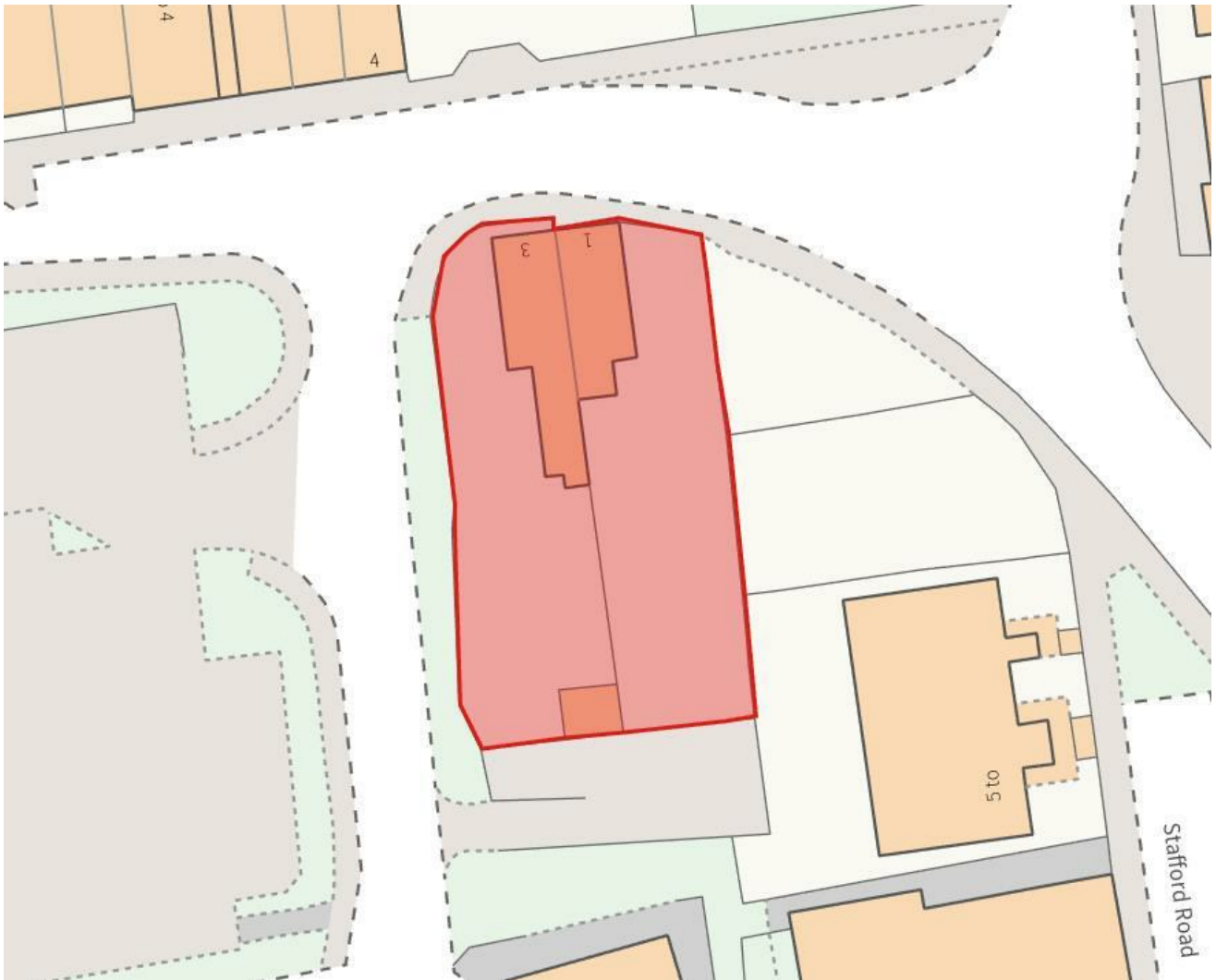


# butters john bee <sup>bjb</sup>

land & new homes



Land at Slaney Street, Oakengates, Telford, TF2 6ET

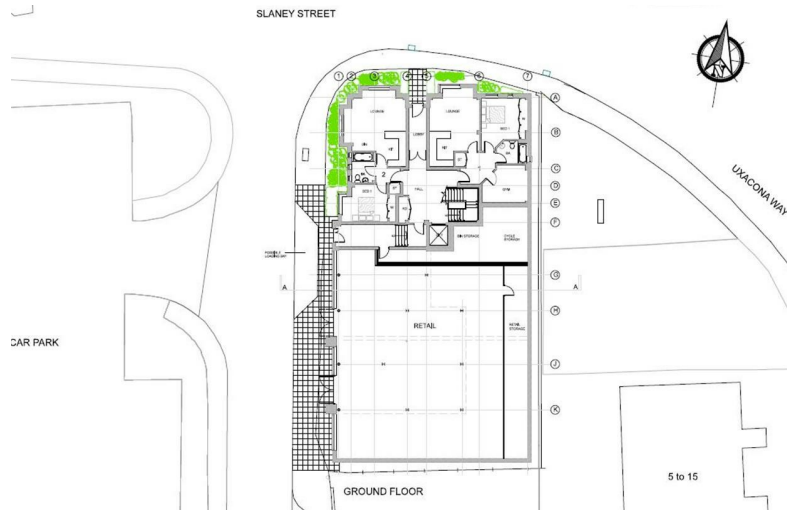
Guide Price £200,000

Residential Development Site

Full planning consent for 10 Apartments & 1 Retail Unit

Please contact residential-land@bjbmail.com or call 01782 211147 for more details.

**0.15 acre(s)**



# Land at Slaney Street

Oakengates, Telford, TF2 6ET

Guide Price £200,000



## Description

This site comprises of 2 x 2 bedroom semi- detached houses that sit on a parcel of land measuring 0.15 acre.

The land has full planning permission for "Demolition of existing 2no. dwellings and erection of 10no. apartments and 1no. retail unit".

There may be potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

## Location

The land & property is conveniently positioned within a well-established residential area of Telford, offering excellent access to local amenities and transport links. The property is within easy reach of a range of everyday amenities including local shops, supermarkets, schools and leisure facilities, with Telford Town Centre providing a wider selection of retail, dining and entertainment options just a short drive away. Road connectivity is strong, with the A442 and A5 nearby, providing direct routes to the M54 motorway and onward links to the M6, making the location ideal for commuters travelling across the Midlands. Rail services are easily accessible from Telford Central and Wellington stations, both offering regular services to Birmingham, Wolverhampton and Shrewsbury.

## Planning & Supporting Information.

The site benefits from full planning consent for "Demolition of existing 2no. dwellings and erection of 10no. apartments and 1no. retail unit" dated 20 August 2024 which was granted on appeal (Ref; APP/C3240/W/24/3341621). A full info pack is available on request which includes the following:

- Approved plans
- Appeal Documents
- Photos
- Comparable Evidence

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

## Accommodation & GDV

The proposed scheme comprises the following:

Apartment 1 - 1b2p - 67 sq.m / 717 sq.ft  
Est. £120,000 & £750 pcm

Apartment 2 - 1b2p - 52 sq.m / 559 sq.ft  
Est. £120,000 & £750 pcm

Apartment 3 - 2b4p - 77 sq.m / 830 sq.ft  
Est. £150,000 & £900 pcm

Apartment 4 - 1b2p - 52 sq.m / 559 sq.ft  
Est. £120,000 & £750 pcm

Apartment 5 - 1b2p - 59 sq.m / 637 sq.ft  
Est. £120,000 & £750 pcm

Apartment 6 - 2b4p - 75 sq.m / 808 sq.ft  
Est. £150,000 & £900 pcm

Apartment 7 - 2b4p - 77 sq.m / 830 sq.ft  
Est. £150,000 & £900 pcm

Apartment 8 - 1b2p - 48 sq.m / 517 sq.ft  
Est. £120,000 & £750 pcm

Apartment 9 - 1b2p - 59 sq.m / 637 sq.ft  
Est. £120,000 & £750 pcm

Apartment 10 - 2b4p - 75 sq.m / 808 sq.ft  
Est. £150,000 & £900 pcm

Retail - 309 sq.m / 3834 sq.ft

Amenity - 168 sq.m / 1813 sq.ft

Any sizes / values quoted by BJB are correct to the best of our knowledge, however we would recommend all interest parties carry out their own checks before relying on any information provided.

## Local Council

The site is located in the Council district of Telford and Wrekin <https://www.telford.gov.uk/site/>.

## Tenure.

Freehold with vacant possession upon completion.

## VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

## Buyers Admin Fee.

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

## Legal Pack.

Exchanging contracts on auction terms is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before submitting an offer and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website [www.buttersjohnbee.com](http://www.buttersjohnbee.com). Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

## Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

## Deposit

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

## Viewings

The site can be inspected from the Public Highway – no appointment is necessary.

## All Enquiries

Alex Djukic BSc MSc  
Regional Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

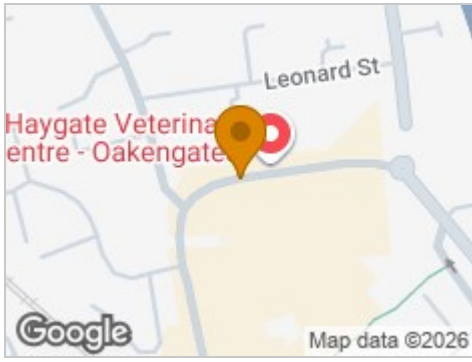
Joe Boulton  
Assistant Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

## Looking for Land & Development Opportunities?

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.



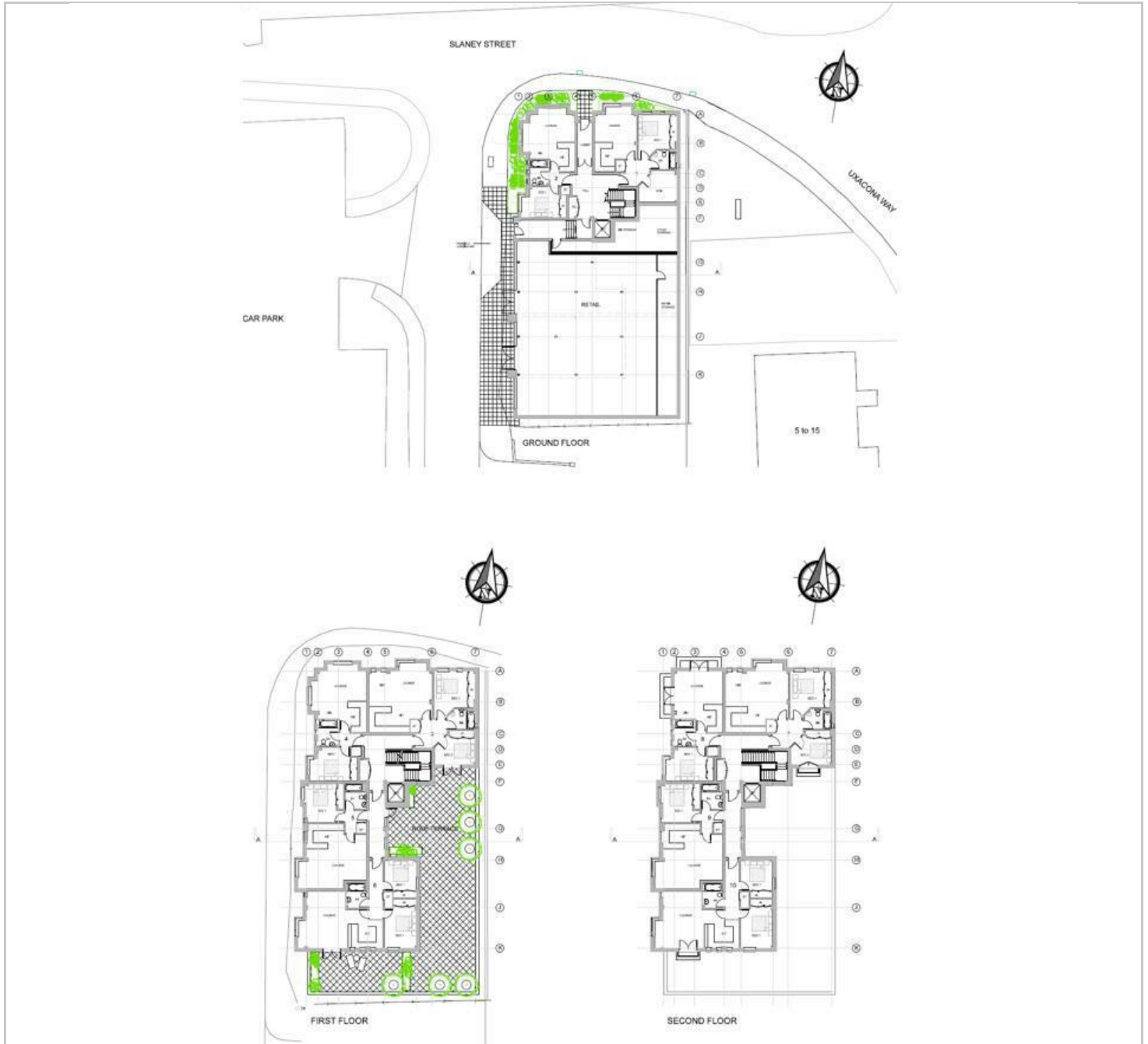
## Road Map



## Hybrid Map



## Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.