



## Land & Development in TF1

Arleston, Wellington, Telford, Shropshire,  
TF1 2JD

**£99,000** Starting Bid

Allocated parking

## Property features

- ✓ Investment Opportunity
- ✓ Potential Development Site
- ✓ This plot offers significant potential for residential
- ✓ Good accessibility
- ✓ In a sought-after location

## Description

For sale via secure sale online bidding - terms and conditions apply.

An exciting opportunity to acquire a parcel of land formerly used as a council-owned car park, now privately owned and located within a well-established residential estate.

This plot offers significant potential for residential development, subject to obtaining the necessary planning consents.

The site is positioned within a quiet, predominantly residential area, benefiting from close proximity to local amenities, schools, and transport links.

Its previous use as a car park suggests level ground and good accessibility, making it an ideal candidate for redevelopment.

Early enquiries indicate strong potential for planning permission to build residential dwellings, which would align with the surrounding neighbourhood and ongoing regeneration in the area.

This is a rare chance to secure a site with genuine development prospects in a sought-after location.

A pre-app was submitted for a terrace of 7 - 10 units comprising 7 no. family dwellings (3/4 beds) or 5 no. family dwellings and 4 or 5 smaller units of 1/2 beds. The Local Planning Authority concluded:

"Officers would expect the development to be substantially reduced in scale. Entirely without prejudice and for yourself as Applicant to evidence, it may be possible that a scheme of no more than 4no semi-detached two-storey dwellings may be more appropriate."

Please note we have not inspected this site.

Price: Starting Bid £99,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: Allocated

## **Location**

The site is positioned within a quiet, predominantly residential area, benefiting from close proximity to local amenities, schools, and transport links. This is a rare chance to secure a site with genuine development prospects in a sought-after location.

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## **Site details**

This plot offers significant potential for residential development, subject to obtaining the necessary planning consents. Early enquiries indicate strong potential for planning permission to build residential dwellings, which would align with the surrounding neighbourhood and ongoing regeneration in the area.

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## **Tenure**

Freehold. Title number SL192135

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## **Additional information**

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject site, this is to be done strictly by appointment.



Arleston, Wellington, Telford, Shropshire, TF1 2JD

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