

LAND FOR SALE

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Rampart Way, Telford,
Shropshire TF3 4NA

CONTACT **Mike Bumford**
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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**

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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

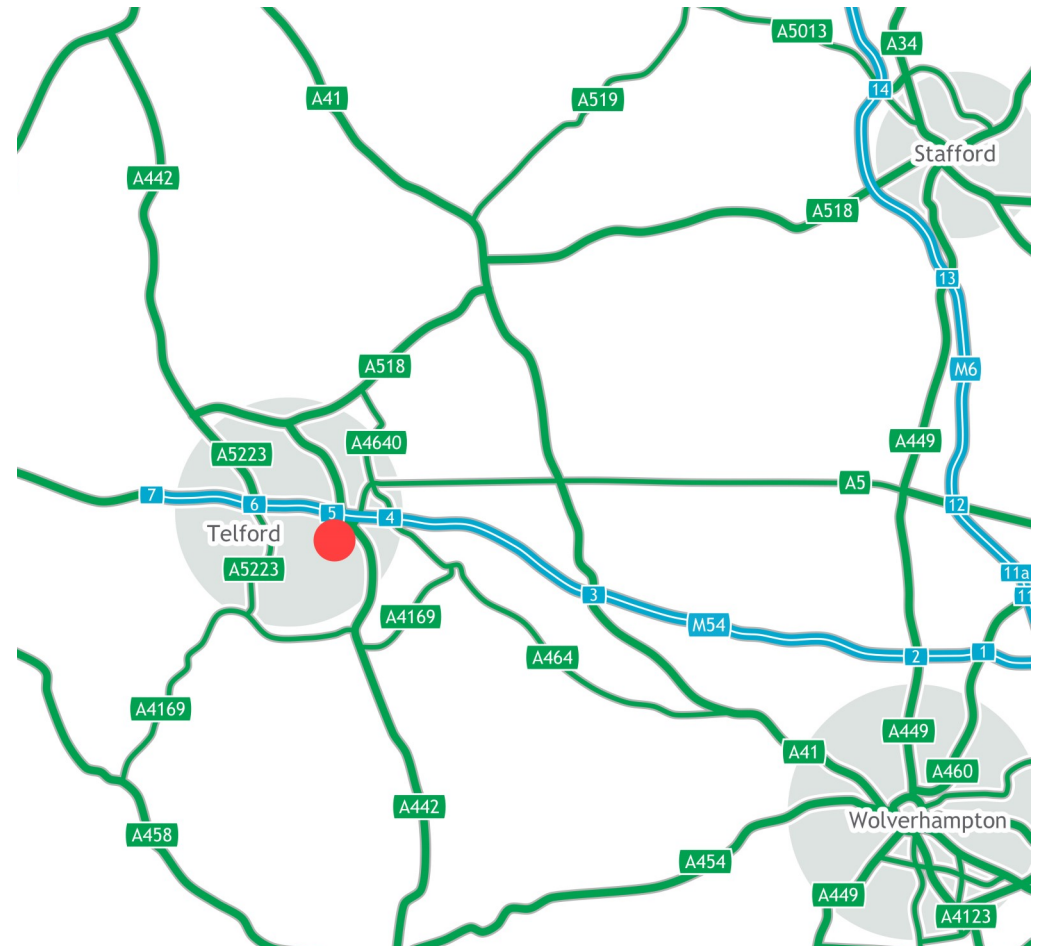
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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





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Claw Back Provision

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

Planning

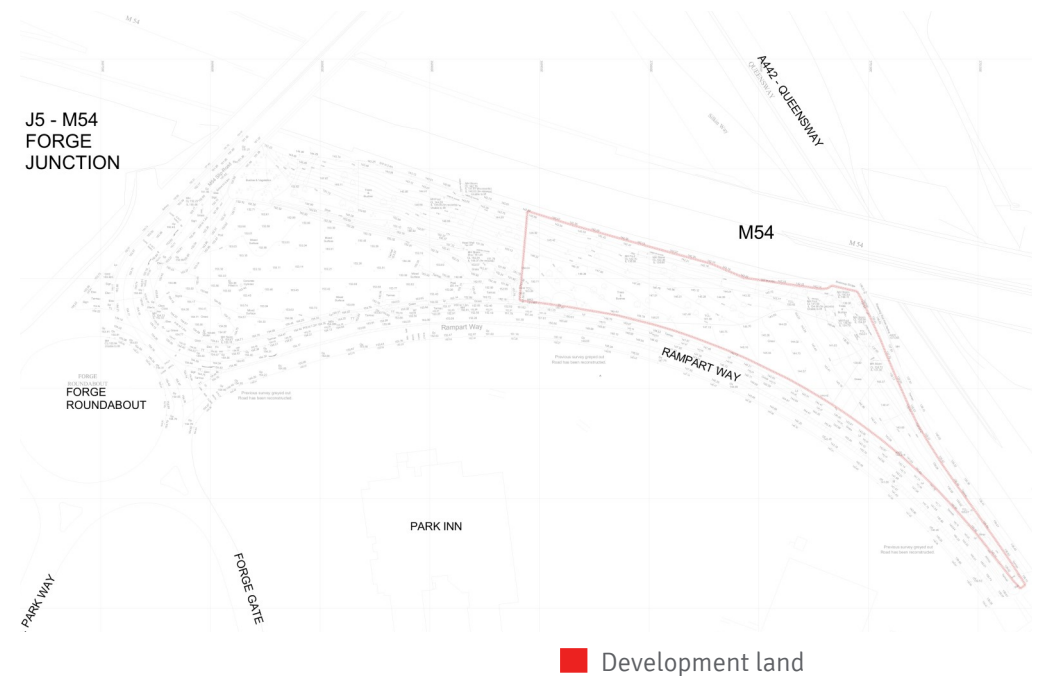
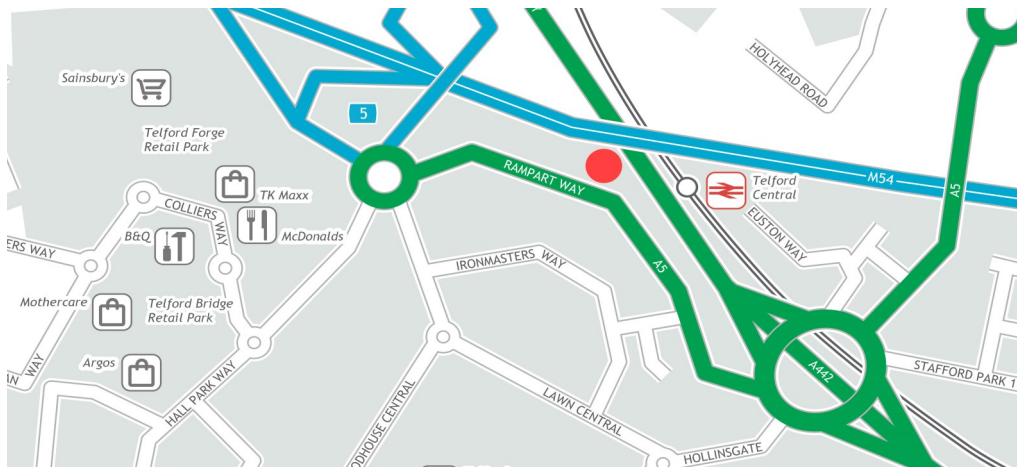
Suitable for development, subject to planning.

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.



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