

# Land at Beamish Lane

Albrighton, Shropshire.





# Land at Beamish Lane

## Albrighton, Shropshire

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### Land at Beamish Lane, Albrighton

#### Residential Opportunity

- Approx Gross Site area - 2.6 acres (1.05 hectares)
- Picturesque Rural Location
- On the outskirts of the village of Albrighton
- Freehold
- Vacant Possession
- Site forms part of wider housing allocation in the Submission Local Plan

**We are instructed to seek offers for the freehold interest in the property.**

#### Location

The site is located on the outskirts of the picturesque village of Albrighton, Shropshire.

The village of Albrighton lies to the north-west of Wolverhampton and south-east of Telford and is surrounded by beautiful countryside. There are many facilities in Albrighton including a primary school, a doctors surgery, various convenience stores, a post office and several public houses.

Nearby Wolverhampton and Telford both offer a larger range of shopping, recreational and educational facilities.

Albrighton also has a railway station which provides regular services into many major cities including Wolverhampton, Birmingham, Worcester and London.

Indicative Layout (Not to scale)



# Residential development opportunity

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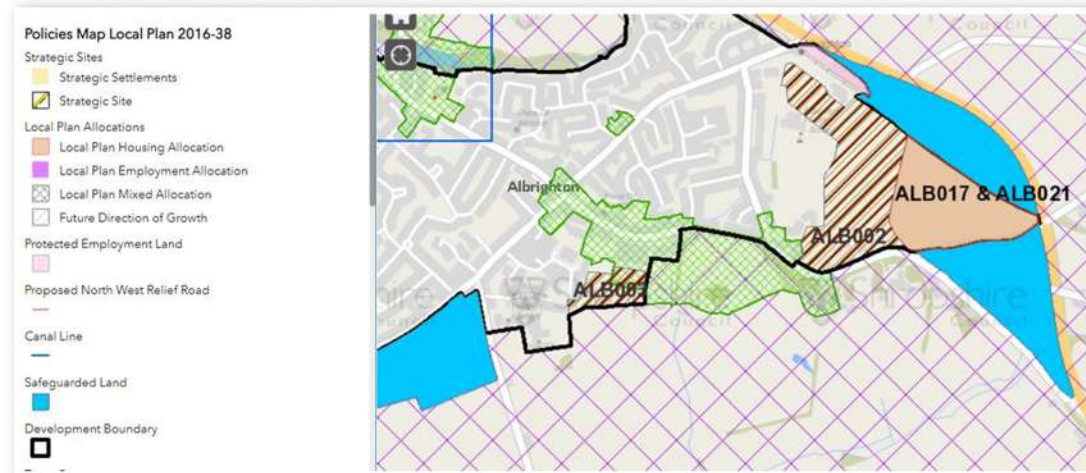
## Description

The site is situated to the north of Beamish Lane. The total area of land is approximately 2.6 acres (1.05 hectares) and has previously been in agricultural use. The site can be accessed from Beamish Lane.

The northern and north-eastern boundaries abut the railway line and Albrighton-By-Pass respectively. Mature hedgerow interspersed with trees separates the site from the railway line. Residential properties are situated to the south of Beamish Lane.

## Planning Policy Context

The site is subject to a proposed allocation for residential development in the Shropshire Regulation 19 Local Plan, which is due to be examined this year. The site allocation reference is ALB021, please see proposals map extract below:



## Opportunity

The site can comfortably accommodate 31 houses, based on a density of c.30 dwellings per ha. The capacity layout shown includes the appropriate level of car parking, turning facilities and an area for sustainable drainage located at roughly the lowest point of the site.

## Tenure

The site is to be offered on a Freehold basis and will be sold with vacant possession.

## Services

No information on utilities or services are available at present. Any prospective purchasers should make their own enquiries in this regard.

## Local Services & Authorities

Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

Tel: 0345 678 9000

## Rights of Way

There are no public rights of way crossing the site.

## Viewing

The land can be viewed at any time from Beamish Lane. Please do not enter the site without prior permission. For access, please contact the Agent.

## VAT

Unless otherwise stated all prices quoted are exclusive of Value Added Tax (VAT). Any prospective purchaser should satisfy themselves independently as to VAT in respect of any transactions.

## Bids

Offers are invited conditional on planning and ground conditions by the deadlines set out in the attached letter. Please contact us if you have any questions or require further information. Bids must be made using the attached pro forma.

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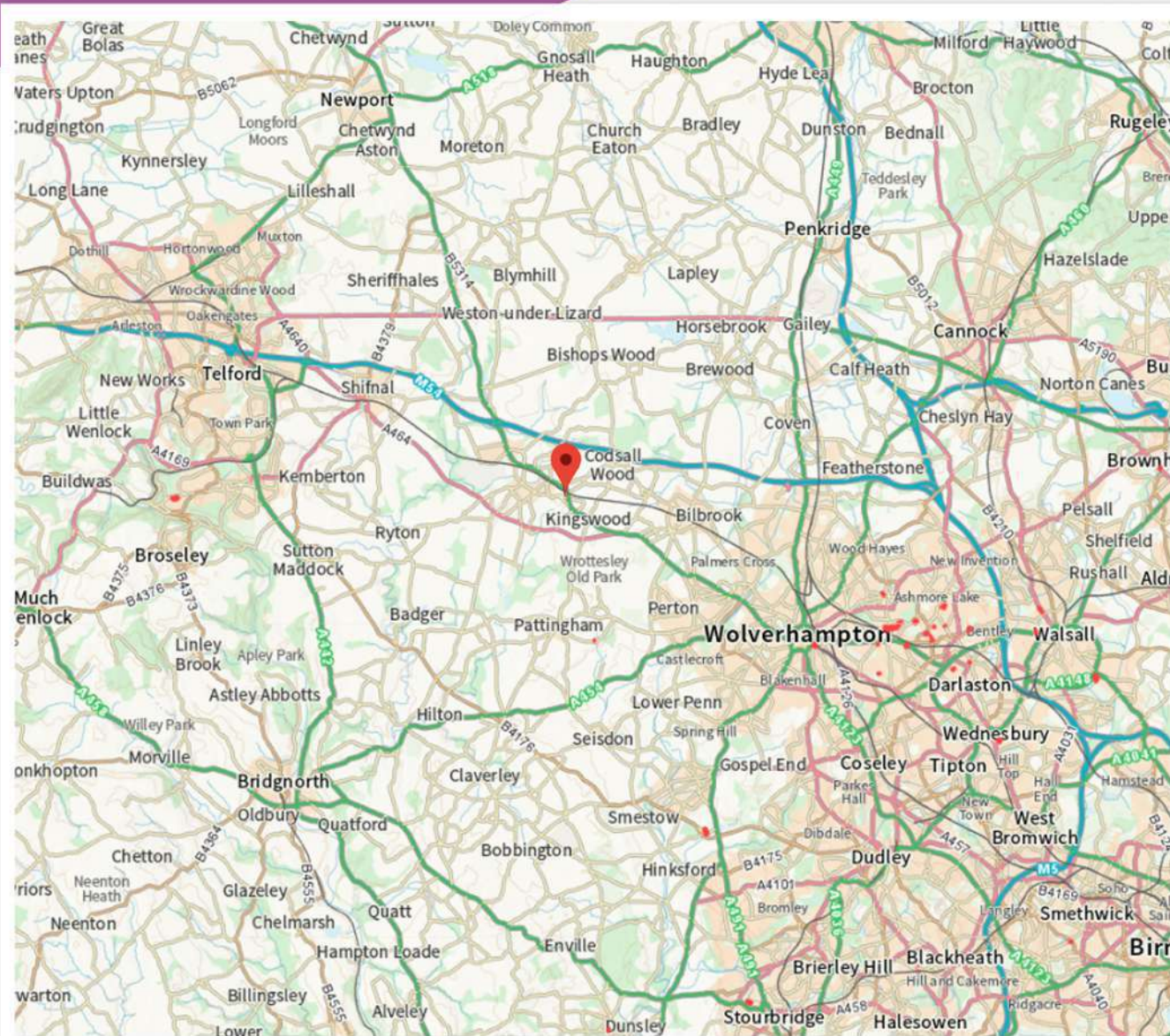







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### Travel Distances

-  Wolverhampton 7.8 miles, Telford 11 miles, Birmingham 29.1 miles
-  Birmingham 30.4 miles  
Birmingham New Street to London Paddington = approx. 1 hours 54 mins
-  Nearest airport = Birmingham International 38.9 miles

**Please note:** RCA Regeneration Ltd and any Joint Agents give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within RCA Regeneration has any authority to make or give representation or warranty on any property.

