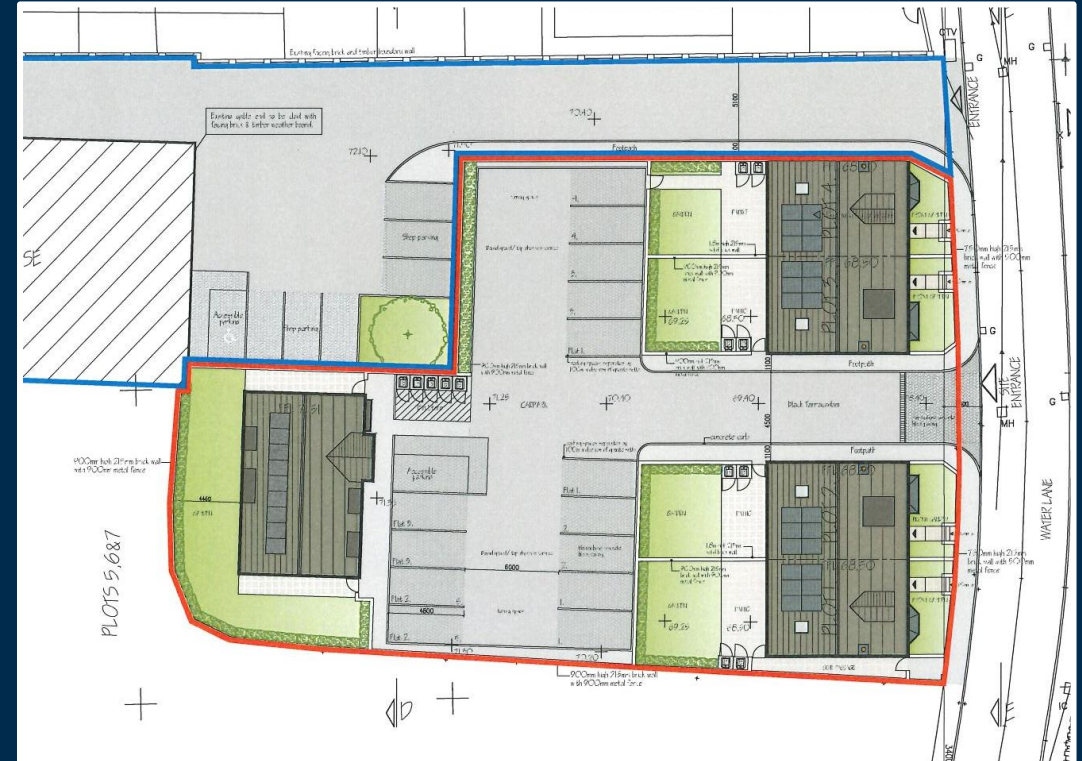


# FOR SALE

**ATTRACTIVE RESIDENTIAL DEVELOPMENT OPPORTUNITY – APPROXIMATELY 0.34 ACRES (0.136 HECTARES)  
WITH FULL PLANNING PERMISSION FOR 4NO. DWELLINGS & 3NO. APARTMENTS**



Scale: Not to Scale

For Reference Purposes Only

**LAND TO THE REAR OF 40-42 ST. MARYS STREET, NEWPORT, SHROPSHIRE, TF10 7AB**

**TSR**  
TOWLER SHAW ROBERTS



LOCATION

The site occupies a convenient location within the heart of Newport Town Centre overlooking Victoria Park within walking distance of the main High Street and all local amenities.

The Town supports a range of national and independent retailers and is close to the world renowned Harper Adams University supporting in excess of 4,000 students. On the fringe of the Town Centre is the development of the new Newport Innovation Park which will provide a wealth of job opportunities to Newport and the local area whilst attracting a variety of new businesses.

Newport is a busy Market Town within the Telford and Wrekin conurbation, situated approximately 6 miles north of Telford, 25 miles north east of Shrewsbury and 10 miles north of the M54 motorway.

DESCRIPTION

This elevated and regular shaped site extends in total to approximately 0.34acres (0.136 hectares) or thereabouts and boasts attractive views across Victoria Park and close to all local amenities with the Waitrose supermarket nearby.

The proposed development is to comprise of 4no. three bedroom dwellings with landscaped gardens and car parking. The separate apartment block is to comprise of 3no. two bedroom self-contained residential apartments.

This is a unique opportunity to acquire a prime Town Centre development site with the benefit of full planning permission.

The proposed scheme includes the demolition of the existing warehouse building on the site.

TENURE

The site is understood to be of Freehold tenure and is offered for sale by private treaty with the benefit of vacant possession upon completion.

GUIDE PRICE

Offers in the region of **£475,000** are invited.

GROUND CONDITIONS

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

SERVICES

Mains water, electricity and drainage services are connected/available to the site. Interested parties are advised to make their own enquiries with the relevant utility companies.



Image Source: Google Earth, Satellite View





## RIGHTS OF WAY, WAYLEAVES ETC.

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.

The Vendors wish to retain a right of way through the site for access to their retained premises.

## LOCAL AUTHORITY

Telford & Wrekin Council, PO Box 457, Wellington Civic Offices, Telford, TF2 2FH. Tel: 01952 380380.

## PLANNING

Full Planning Permission has been granted by Telford & Wrekin Council (May 2023) for the erection of 4no. three bedroom dwellings and block of 3no. two bedroom apartments with associated vehicular and pedestrian access and parking, following demolition of existing industrial/warehouse buildings Application No. TWC/2022/0946. Further information including access to the data room can be obtained from the Selling Agents upon request.

## LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood that the Vendor has not elected to charge VAT on the property at this present time.

## ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## VIEWING

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

*March 2020 / Amended January 2026*

## Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."