

## Section 3 Site Description

### Site Location

Telford Technology Park is easily accessible via either Junctions 4 or 5 of the M54, circa 1.2 and 2.4 miles respectively from the site. It is accessed from Naird Lane which is the southernmost exit off Naird Roundabout leading off the A464 which runs between the Randlay Interchange with the A442 and junction 4 M54.

Key Distances are as follows:

> Telford Town Centre:	Circa 1.8 miles
> Telford Railway Station:	Circa 1.8 miles
> M54 Junction 4:	Circa 1.1 miles
> M54 Junction 5:	Circa 2.3 miles
> Wolverhampton:	Circa 15 miles
> Shrewsbury:	Circa 17 miles
> Birmingham:	Circa 32 miles

The subject site is located within the western phase of the Technology Park and has the benefit of a prominent position, accessed through the Technology Park but with road frontage to the main A464.

### Site Description:

Site One of Phase One has a total area of circa 2.46 hectares (6.073 acres) and a net development area of circa 1.935 hectares (4.781 acres).

Whilst the site enjoys a prominent location with roadside frontage to the A464 and easy access to the national motorway network, it also benefits from a pleasant 'green' environment with established woodland opposite and mature trees located within and around the perimeter of the site.

The site is greenfield in nature and has most recently been used for horse grazing purposes.

## Section 3

### Site Description (cont)



#### Phasing:

The subject site is available as a whole, but might be drawn down in phases.

It should also be noted that additional sites are available within the Technology Park which provide opportunity for further phases of development.

#### Site Access:

The access road to the site has been adopted to the extent of the barrier which prevents unauthorised vehicular access to the remainder of the service road which has been constructed to an adoptable standard and which is intended to be adopted in due course. Site accesses are to be taken off the service road in positions to be agreed with Telford & Wrekin Council.

#### Ground Conditions:

A site investigation has been undertaken and a summary document is included as part of this Brief. A full copy SI, together with available arbricultural and ecological information will be made available to shortlisted developers.

#### Services:

It is understood that all mains services and telecommunication network services are available. Further information will be made available to shortlisted developers.