

butters john bee^{bjb}

land & new homes



Land & Premises at Ercall Lane, Wrekin, Telford, TF6 5AL

Guide Price £120,000

9.49 acre(s)

Deadline for pre-auction offers are to be received by 12.00 on Tuesday 26th August 2025

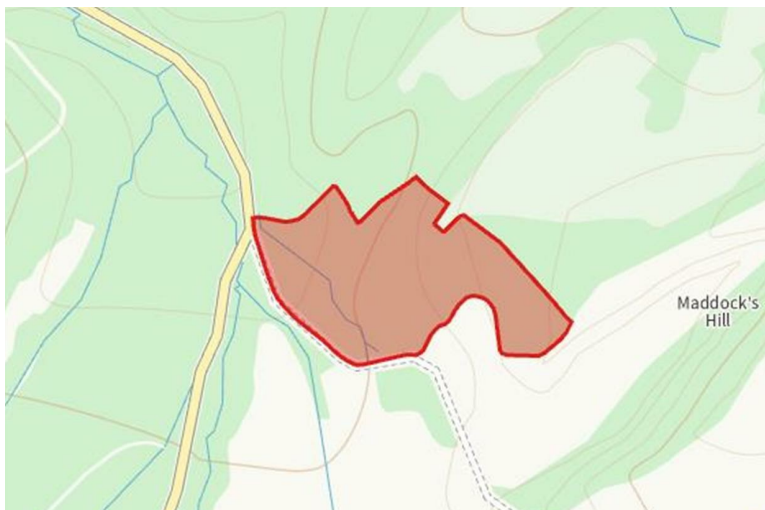
9.49 Acres of Woodland & Storage Barn

Potential for alternative uses (subject to planning)

For Sale By Auction at 6.30 pm on Monday 15th September 2025

at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ

Contact the Auction Team to Register: 0800 090 2200 or auction@bjbmail.com



Land & Premises at Ercall Lane

Wrekin, Telford, TF6 5AL

Guide Price £120,000



Description

9.49 Acres of woodland, with an existing steel frame timber clad storage barn measuring approximately 208 sq. m (2239 sq. ft). The property may have potential for alternative uses subject to obtaining necessary planning approvals.

Location

The subject property is located within The Wrekin, an Area of outstanding natural beauty. The subject property borders the Wrekin Golf Club, and is surrounded by public footpaths and wildlife walks, widely used for leisure by local residents. The property is located 5 miles from the town of Telford, here a wide range of amenities can be sourced including the Telford centre, which is a multi purpose entertainment and shopping complex. The nearest major connecting road is the M54 Motorway. Telford central railway station is the closest major railway hub, which sits on the Wolverhampton to Shrewsbury line.

The What3Words for the subject property are available on request.

Accommodation

The property comprises a single barn of steel frame construction with timber clad blockwork walls. The barn contains three roller shutter and pedestrian doors, behind which the barn has been split up into three units.

Planning & Supporting Information.

The existing property benefits from the following planning consent under the Town & Country Planning Act 1990 under the prior approval procedure received 28/05/2019.

Planning Ref: TWC/2019/0436

"Application for prior notification of forestry development for a proposed implement / timber store. Maddocks Hill Quarry, Little Wenlock, Telford, Shropshire. Telford & Wrekin Council determines that prior approval is NOT REQUIRED for the siting, design and external appearance of the building under Part 6 of Schedule 2 of The Town & Country Planning (General Permitted Development) (England) Order 2015. The development must be carried out within 5 years from the 28/05/2019 and in accordance with the details submitted."

Further details are contained in the Property Info Pack.

We are not aware of any other current or historic planning consents in relation to this site, however there may be potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the

site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

Please note that we have been informed that there is a planning enforcement on file for a 'Tree Replacement Notice' with the local authority. We understand that this has yet to be served and no formal enforcement action has taken place. Please take advice from the relevant professionals.

Business Rates / Council Tax

The land and property is currently listed as agricultural / forestry use and accordingly is not listed for Business Rates or Council Tax. All potential buyers of this lot are requested to make their own enquiries regarding their potential use for the property and any rates liability which may arise.

Services

There are no services connected to the property.

Tenure.

Freehold with vacant possession upon completion.

Local Council

Local Council

The site is located in the Council district of Telford & Wrekin Council - <https://www.telford.gov.uk/site/>.

VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

Pre-Auction Offers.

Any pre-Auction offers should be submitted via e-mail to residential-land@bjbmail.com. All offers will be forwarded to the client for consideration, but please be aware that the majority of clients prefer to let the marketing run for a period, prior to giving serious consideration to accepting any pre-Auction offer.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Admin Fee.

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack.

Purchasing a property at auction is a firm commitment that carries the

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same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Addendum.

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

Deposit

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

Viewings

Strictly By Appointment with the BJB Land & New Homes Team.

Looking for Land & Development Opportunities?

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.

All Enquiries

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Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.