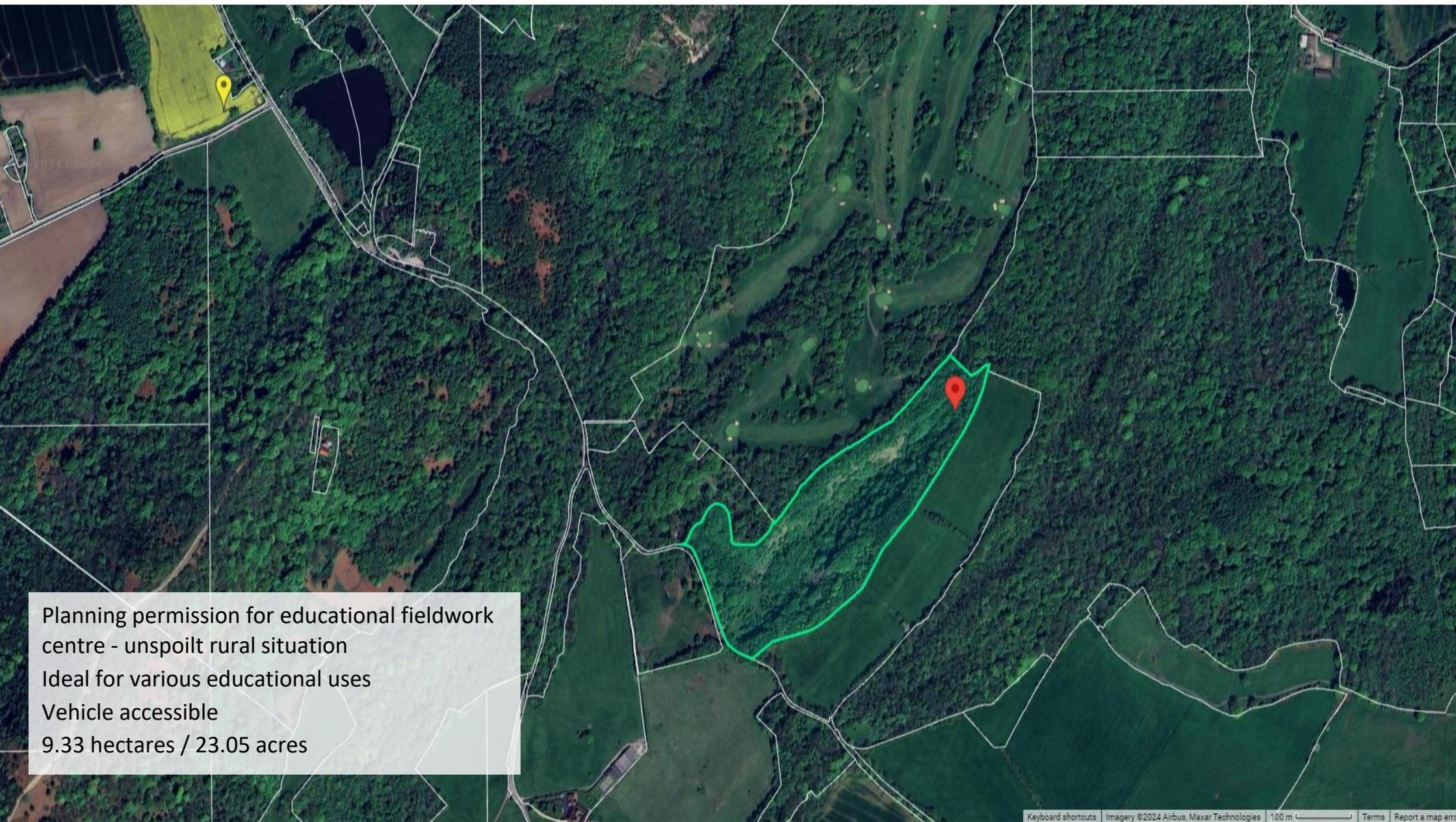


For Sale – Former Quarry with Planning Permission

Maddocks Hill Quarry, Little Wenlock, Telford TF6 5AW



Planning permission for educational fieldwork centre - unspoilt rural situation
Ideal for various educational uses
Vehicle accessible
9.33 hectares / 23.05 acres

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LOCATION

The property is situated off Wellington Road, about 1.5 miles north of Little Wenlock and 0.25 mile south of the Wrekin Forest Glen Car Park.

The location is immediately south of The Ercall Nature Reserve, approximately 6 miles drive from the centre of Telford and 1.25 miles from the M54 (Wrockwardine).

The area is famous for its connections to the Industrial Revolution, with Ironbridge Gorge close by and the walking and nature trails around The Wrekin.

Birmingham is 38 miles to the south-east via the M54 and M6. Rail services are available from Wellington (3 miles).

DESCRIPTION

The property is a former quarry, which has partially rewilded since operations ceased. It occupies an elevated location surrounded by the northern part of the Shropshire Hills AONB.

The site is effectively a deep man-made cleft in the wider hill side, sheltered by the surrounding wooded hills. The property extends to 9.329 hectares (23.05 acres). Some of the area is steep stone faces, which are not suitable for development.

The entrance is via a tarmac road designed for heavy lorries, off Wellington Road; there is a lockable access gate and the track is passable for vehicles. The site entrance is approximately 360 metres from the highway up an incline.

As shown in the photographs, the site is well covered with flora and tree growth. The topography is such that it is well sheltered by surrounding trees on the adjoining sites.

Access is off Wellington Road via an unregistered and unmade road.

PLANNING

The property has planning permission Ref. TWC/2021/0190 for change of use from former quarry to educational fieldwork centre including the erection of 3no. Iron-Age roundhouses, 1no. multi-purpose activity structure, warden's accommodation & 5no. camping pods (CGI below). Plans are available on request.

OPPORTUNITY

A buyer will be able to develop the proposal out and operate accordingly. There is good potential to exploit synergies with the local museum and heritage centres in Ironbridge and Coalbrookdale.

The potential for a Forest School development is excellent.

PRICE

Offers in excess of **£250,000** are invited.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.



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