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PALACE AUCTIONS

LONDON



LOT TBC

Garages & Land, Hillside Close

ARLESTON • TELFORD • TF1 2JN

*A freehold garage site with lapsed planning permission for two houses,
subject to a fresh planning consent*

GUIDE PRICE *

£25,000

*Plus buyer's premium and fees. See Important Notices.

AUCTION

Wednesday
28 October 2026

12 noon • Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE SITE

A freehold garage site in Arleston

A freehold site of about 323 sq m at the end of Hillside Close, with garages and a previous planning permission for two houses.



323

SQ M
(APPROX.)

Freehold

TENURE

Garages

BELIEVED LET

£25,000

GUIDE PRICE

TF1

TELFORD

Description

A freehold site of approximately 323 sq m (3,482 sq ft), reached from the end of Hillside Close in Arleston and surrounded by established housing. The site contains a number of garages, which are believed to be let on terms unknown to the auctioneers. No income is guaranteed, and buyers should check the occupation position in the legal pack.

Lapsed planning permission. Planning permission was previously granted for two houses on the site but has now lapsed. A fresh application to Telford & Wrekin Council would be needed, and there is no guarantee that permission would be granted again. The previous permission may help show the principle of development. An indicative 3D view of the earlier scheme is shown on the next page.

Other uses, such as continued garaging or storage, may be possible, subject to any necessary consents.

KEY FEATURES

- ◆ Freehold site, approx. 323 sq m
- ◆ Garages, believed let on unknown terms
- ◆ Lapsed permission for two houses
- ◆ Reached from Hillside Close
- ◆ About 1 mile from Wellington station
- ◆ M54 nearby for Birmingham and the Midlands

PLANS & SCHEME

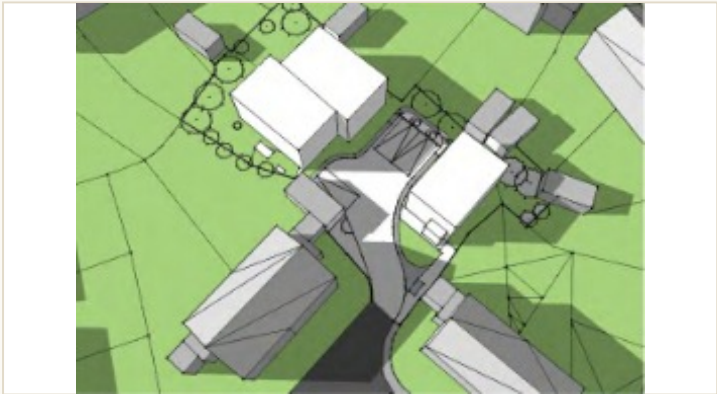
The site



PLAN. THE SITE IS EDGED BLUE (323.49 SQ M).



AERIAL VIEW. THE SITE IS EDGED GREEN.



INDICATIVE 3D VIEW OF THE LAPSED SCHEME FOR TWO HOUSES.
FOR ILLUSTRATION ONLY.

TOWN	Telford town centre, about 2 miles
RAIL	Wellington station about 1 mile; Telford Central for Birmingham and London Euston
ROAD	M54 for Birmingham and the Midlands

PLANNING

The previous planning permission for two houses has lapsed. Any new scheme would need a fresh planning application under the Telford & Wrekin Local Plan, and would need to deal with access along Hillside Close, the amenity of neighbouring homes, drainage and services. Buyers should take independent planning advice and check the planning history with the council.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

PROPERTY	Freehold garages and land, Hillside Close, Arleston, Telford TF1 2JN
OCCUPATION	Garages believed let on terms unknown to the auctioneers
AREA	Approximately 323 sq m (3,482 sq ft)
GUIDE PRICE	£25,000*
AUCTION	Wednesday 28 October 2026, 12 noon
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	In the room, online, by telephone or by proxy. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	Typically within 28 days, as set out in the Special Conditions

LEGAL, PLANNING & FEES

Before you bid

TENURE	Freehold
PLANNING	Previous permission for two houses, now lapsed
LOCAL AUTHORITY	Telford & Wrekin Council
ACCESS	From Hillside Close. See legal pack.
SERVICES	None known. Buyers to make their own enquiries.
BUYER'S PREMIUM	£2,000 + VAT
CONTRACT DOCUMENTS	£850 + VAT
LEGAL PACK	Available to registered bidders
VIEWINGS	By appointment with Palace Auctions

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid.
- 3 Read the legal pack**, the Special Conditions and any addendum, and take legal and planning advice.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the contract date.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. It will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and the contract documents charge on exchange. The Special Conditions may also require the buyer to pay other costs. Buyers should also budget for Stamp Duty Land Tax, their own legal fees and any finance costs.

Lapsed planning. The previous planning permission has lapsed and cannot be relied on. Nothing in these particulars means that a new permission will be granted. The 3D view is illustrative only. Buyers must make their own enquiries with Telford & Wrekin Council.

Garage occupation. The garages are believed to be let, but the terms are unknown to the auctioneers. There may be occupiers with rights that would need to be ended before any redevelopment. No rental income is guaranteed. Buyers should check the legal pack and consider the condition of the garages, including any asbestos.

Site inspections. Anyone walking the site does so entirely at their own risk. Please respect neighbouring homes and the garage occupiers.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements and other details are given in good faith but must not be relied on as statements of fact.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

Palace Auctions London

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