



Land at Priorslee Roundabout

Priorslee, Telford | Shropshire | TF2 9PN





For Sale/To Let via agreement to lease:

Prime employment site with ancillary uses providing a development opportunity at the gateway to Telford

A high-profile 6.2-acre site fronting Priorslee Roundabout, just off the M54 and on the edge of Telford town centre - offering exceptional visibility and access. Available as individual plots or bespoke design-and-build opportunities, the site suits employment and ancillary uses. With dual frontage onto the A5 and Holyhead Road, this is a rare chance to secure a presence in one of the West Midlands' fast-growing business locations. Enquiries invited from developers, investors, and occupiers seeking a strategic site with outstanding connectivity and long-term potential.

Land at Priorslee Roundabout

The site comprises approximately 6.2 acres (2.51 hectares) of level, wellproportioned development land, offering a unique opportunity to deliver a highprofile employment-based scheme and ancillary uses. With prominent return frontages to both the A5 and Holyhead Road, the site enjoys excellent visibility, making it ideal for businesses seeking prime exposure. It can be offered as a whole or in subdivided plots, and as bespoke agreement to lease design-and-build solutions can be negotiated to suit occupier requirements.

Telford's strong commercial performance supports ongoing demand for wellconnected development sites like this. With a diverse mix of industries ranging from advanced manufacturing to logistics and professional services, the town offers a thriving business ecosystem that is primed for further expansion

This site offers the chance to secure a foothold in one of the UK's fastest-growing towns, benefiting from Telford's economic strength, a skilled workforce and its position in a region that combines excellent infrastructure with an outstanding quality of life.

Expressions of interest are sought for the purchase of the whole site, parts of the site and also from parties seeking to secure representation on the site by negotiating pre lettings with the land owner and the land owner buildings to design and build specifications.

Current Land Owner:



Location

This highly prominent site fronts directly onto Priorslee Roundabout, with extensive return frontage onto both the A5 and Holyhead Road. Positioned on the eastern edge of Telford town centre, it enjoys excellent visibility and connectivity in one of the town's busiest and most strategic locations.

Priorslee Roundabout links Holyhead Road, the A5, Telford Way, and Shifnal Road. The site lies close to Snedshill and Priorslee, just minutes from Junction 4 of the M54, providing rapid access to the national motorway network via the M6. Telford Central station is nearby, offering direct rail services to Birmingham, Shrewsbury, and London.

The surrounding area features a mix of commercial, retail, and employment uses and is home to key industrial estates such as Hortonwood and Stafford Park. The Telford International Railfreight Park enhances the area's logistics appeal with multimodal transport options.

Telford ranks among the UK's top five fastest-growing towns, with a projected population of 200,000 by 2034 (ONS, 2024). It leads the Midlands in productivity growth (ONS, 2022) and ranks 4th nationally for future growth potential (Lambert Smith Hampton, 2024).

With over 300 international businesses and a strong record of business survival, Telford is a proven investment location. Its manufacturing sector accounts for one of the highest job concentrations in the UK—twice the national average (ONS, 2023). Its high quality of life, including proximity to the Shropshire Hills and Ironbridge Gorge, enhances its appeal for employers and employees alike.



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Key Details

Tenure

The site is available for purchase on a freehold basis as a whole or in part, subject to terms.

In addition consideration will be given to the construction of buildings on the land by way of pre letting agreements and a design and build solution (further details are available from the agents upon request).

Rateable Value

The property is yet to be assessed for rating purposes.

Price/Rent


POA. Subject to negotiation via the appointing agents.

Legal Costs

Each party are to be responsible for their own legal costs in respect of any transaction.

Local Authority

Telford & Wrekin Council
Darby House, Lawn Central
Telford, TF3 4JA

 01952 380000

 WWW.TELFORD.GOV.UK

Site Area

Total Site Area 6.2 acres (2.51 hectares).

Planning

Prospective purchasers and tenants should make their own enquiries. The site is an 'Employment Allocation' in the Local Plan (site ref: E17) for B Uses with a preferred Use Class of E(g). The site falls within Local Plan Policy EC1, which generally supports B and E(g) Use Classes. Policy EC1 may support other uses, if they are deemed ancillary to the main B and E(g) Use Classes.

Services

(not tested) All mains services are understood to be available for connection, prospective purchasers or tenants should make their own enquiries.



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Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:



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Commercial Department

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 commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

