

## LAWLEY VILLAGE, TELFORD - FOOD STORE, RESIDENTIAL, PUBLIC HOUSE AND COMMUNITY



The development comprises of a 40,500 sq. ft. Morrisons along with eighteen other units ranging from 550 sq.ft. to 1,500 sq. ft. (20,000 sq. ft in total), plus a further standalone gym of 8,000 sq. ft. (including mezzanine). Operators include Subway, Greggs, Barnardo's, Funeral Directors and a Solicitor. All investments have been sold.

It also includes a Public House which is occupied by Marston's Inns and Taverns, a 60-bed Extra Care Facility and a Children's Day Nursery.

There are a total of 39 2-bed residential dwellings consisting of 16 Town Houses, 11 Duplex Apartments and a further 12 Apartments.

There is one plot remaining for which planning for a 66-bed care home has been obtained.

Lawley District Centre is a perfect example of what we do best: developing local and district centres and combining well-known retailers with independent businesses to ensure the community has everything it needs right on its doorstep - *Richard Croft, HDD*



### RETAIL

The scheme is anchored by a 40,500 sq. ft. Morrisons Food Store. Operators of the ancillary retail units include Subway, Greggs, Barnardo's, Funeral Directors and a Solicitor.

### RESIDENTIAL

There are 39 residential dwellings on the scheme which consist of:  
Apartments: 12 (two-bed)  
Apartments are located above the Morrisons Duplex: 11 (two-bed)  
Duplex Apartments located over the ancillary retail  
Town houses: 16 (two-bed) Town Houses which are located in their own courtyard to the rear of the ancillary retail.

### LEISURE

Marston's Inns and Taverns occupy the two storey Pub and Restaurant on the development. Planning has been obtained for a 66-bed Care Home.

### COMMUNITY

The parish council has taken a unit which is used as an information centre for the public and also has meeting facilities.

60-bed Extra Care Facility (completion Q4 2013)

Children's Day Nursery (completion Q4 2013)

### FAST FACTS:

40,500 sq. ft. Food Store (Morrisons)

60-bed Extra Care Facility

28,000 sq. ft. Ancillary Retail

23 Apartments (two-bed)

16 Town Houses (two-bed)

Pub / Restaurant

Children's Day Nursery

66-bed Care Home (planning obtained)

**Development value:** £30m

**Completion:** Q1 2014

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LAWLEY VILLAGE, TELFORD - MORRISONS FOOD STORE





LAWLEY VILLAGE, TELFORD - EXTRA CARE





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