

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

DEVELOPMENT OPPORTUNITY



INDICATIVE RED LINE

Shifnal Youth Centre, School Close

Shifnal, Shropshire, TF11 9AJ

- Development opportunity on the outskirts of Shifnal
- Plot extending to approximately 1 acre (0.404 hectares)
- Situated within an established residential area
- Shifnal railway station provides direct services to Telford Central, Shrewsbury, Wolverhampton and Birmingham New Street

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Shifnal Youth Centre

School Close, Shifnal

LOCATION

Shifnal is a popular market town in Shropshire, which is located approximately 3 miles east of Telford, 12 miles west of Wolverhampton and 12 miles north of Bridgnorth.

The town enjoys good transport links being in close proximity to the M54 motorway (Junction 4) approximately 2 miles distant via the A464 and B4379. Shifnal also has a railway station on the Shrewsbury to Wolverhampton Line.

The property itself is situated on School Close on the outskirts of Shifnal town centre.

DESCRIPTION

The property comprises a 1 acre (0.404 hectare) site, which is a former youth centre. The building is a detached concrete frame youth centre building which provides a clear open hall space, garage stores, store, kitchen and WC facilities.

Externally, the site is a split-level site being grassed throughout the majority. The site benefits from an extensive road frontage, and vehicular access is off the A4169.

The North and East boundaries are residential, West agricultural and South is road side frontage.

ACCOMMODATION

Youth Centre Building GIA	2,744 sq ft	255 sq m
Site Area	1 ac	0.404 ha

PLANNING

The property currently has planning permission for Class F2 use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The site offers potential for development, subject to obtaining the necessary planning permission. We advise interested parties to make their own enquiries in this regard.

SERVICES

We understand that mains electricity and water are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



PRICE

Offers are invited for the freehold with a guide price of £500,000. The owners will consider both conditional and unconditional offers.

TENURE

The property is available to purchase on a freehold basis with vacant possession.

LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Shrewsbury, Shropshire, SY3 8HQ-0345 678 9000.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

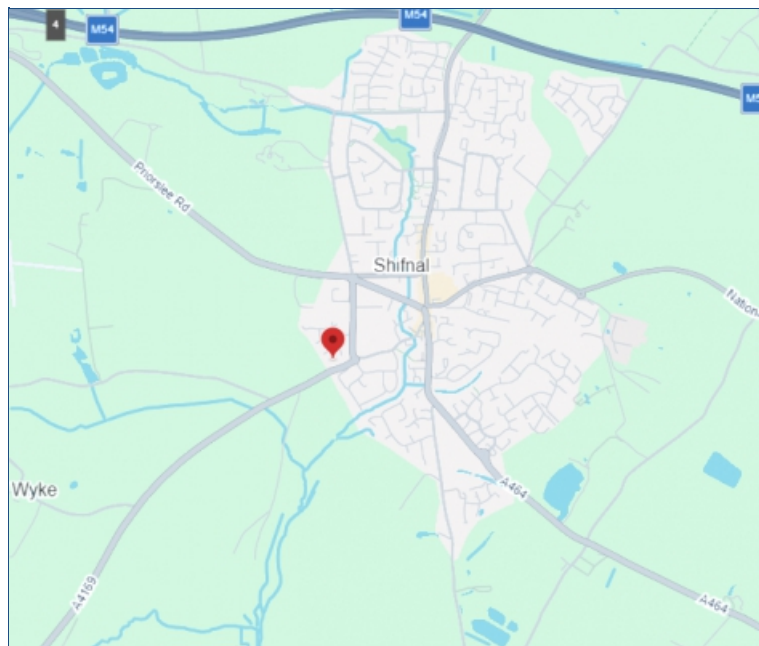
Each party to be responsible for their own legal costs in connection with this matter.

ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

Strictly by prior appointment with the Agent's Telford office: Alex Smith
Contact: Alex Smith MRICS
Direct Line: 01952 521007
Mobile: 07795 275 113
Email: alex@andrew-dixon.co.uk
Ref: AGS/4248



Printcode: 2026916

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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