

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



The Rock Methodist Church, Rock Road Telford, Shropshire, TF3 5AG

- Attractive residential development opportunity, subject to planning permission
- Former Methodist Church extending to 1,800 sq ft (167.30 sq m)
- Self-contained site including private car park to the front
- Established residential area in close proximity to Telford Town Centre

Tel: 01952 521000
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Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
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Methodist Church

Rock Road, Telford

LOCATION

The property is situated on Rock Road in a predominantly residential area in close proximity to some local businesses and schools. All local amenities can be found at Telford Shopping Centre, which is located a short drive away, offering a wide range of shopping and entertainment options.

In terms of transport links, the property is well connected via the M54 motorway providing easy access to both Wolverhampton and Shrewsbury.

DESCRIPTION

The property offers a unique opportunity to acquire a self-contained site incorporating a former Methodist Church with private car parking, which lends itself well to conversion into residential accommodation, subject to the necessary planning permission.

The original detached church building dates from 1861, being of solid brickwork construction beneath a pitched, tiled roof, with later more modern additions. Internally, the accommodation is currently arranged to provide an entrance hall with congregation area to the front, together with holding area, kitchen and WC facilities.

Externally, there is a generous surfaced car park to the front of the site, which can accommodate several vehicles.

ACCOMMODATION

Gross Internal Area	1,800 sq ft	167.30 sq m
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SERVICES

We understand that all mains services are connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Telford and Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

PLANNING

We assume the property has planning permission for its existing use as a place of worship, however interested parties are advised to make their own enquiries with the Local Planning Authority.



TENURE

Freehold: The property is available to purchase freehold in its existing condition with vacant possession.

PRICE

The asking price for the unencumbered freehold interest is £200,000.

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.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/4111



Printcode: 202562

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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SITE PLAN



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