ANDREW DIXON & COMPANY

FOR SALE

Chartered Surveyors &

Commercial Property Consultants 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 www.andrew-dixon.co.uk Grosvenor House, Central Park, Telford Shropshire TF2 9TW Telephone: 01952 521000 Fax: 01952 521014 Email: enquiries@andrew-dixon.co.uk

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	

SERVICES

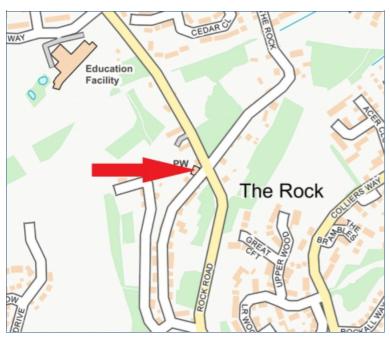
We understand that all mains services are connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

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



What's this?

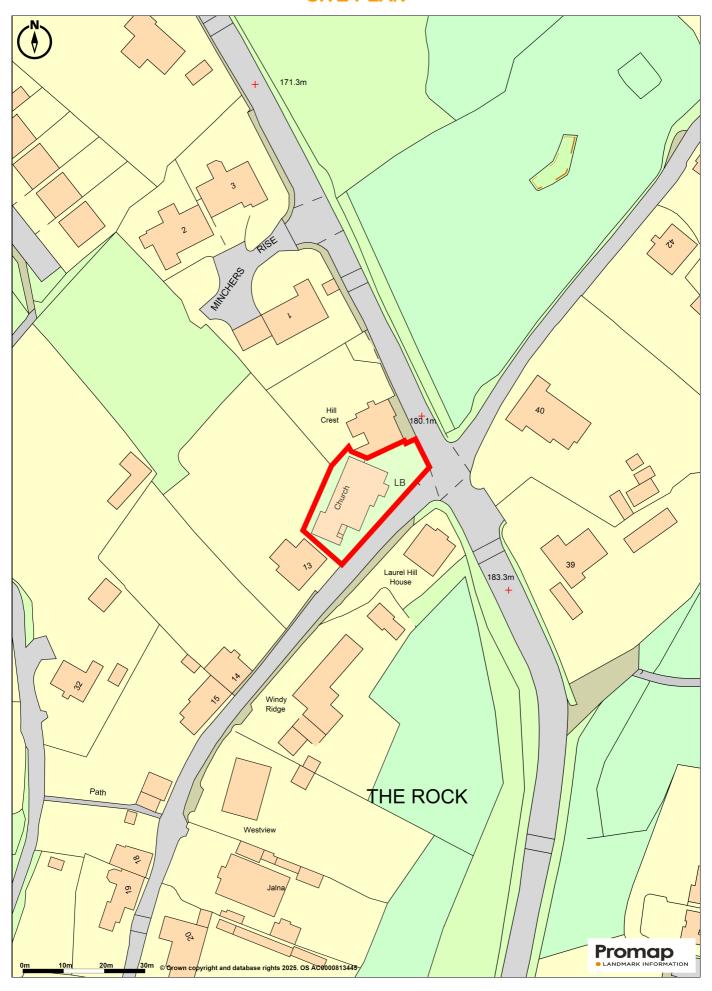
This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

Printcode: 20256

Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute, nor constitute, part or, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

ANDREW DIXON & COMPANY

SITE PLAN





Grosvenor House, Central Park, Telford, Shropshire TF2 9TW Telephone : 01952 521000 Fax : 01952 521014 Email: enquiries@andrew-dixon.co.uk