



Swan Hotel, 106 Watling Street, Wellington Telford, Shropshire, TF1 2NH

- Attractive residential development opportunity in prominent roadside location
- Former hotel and restaurant/bar extending to 5,796 sq ft (538.7 sq m)
- Site of 0.5 ac (0.2 ha) with potential to increase to 0.82 ac (0.3 ha) as required
- Outline planning permission for 16 x two-bed apartments and 5 x one-bed apartments and 30 private car parking spaces to the rear

Swan Hotel

Watling St, Wellington

LOCATION

Wellington is located in the northwest of Telford approximately 2 miles west of Telford Town Centre and close to Junctions 6 and 7 of the M54 motorway.

The subject property is situated adjacent to the junction of the B5061 Watling Street and Holyhead Road, with Mill Bank leading through to Wellington town centre approximately 0.25 miles to the north. Dawley Road lies to the south. The immediate area has been developed for a mixture of commercial and residential uses including high density former Local Authority housing and a kitchen/bathroom showroom. There are also a number of public houses and some convenience retail located nearby.

DESCRIPTION

The property comprises a hotel and public house with the benefit of planning permission for residential development. The existing detached two-storey building, with single storey extension to the rear, enjoys a large roadside frontage onto a busy road into Wellington. The total site area is 0.5 acres, including a tarmac car park to the rear and side of the building and a small external seating area to the front, but there is potential to increase the development area.

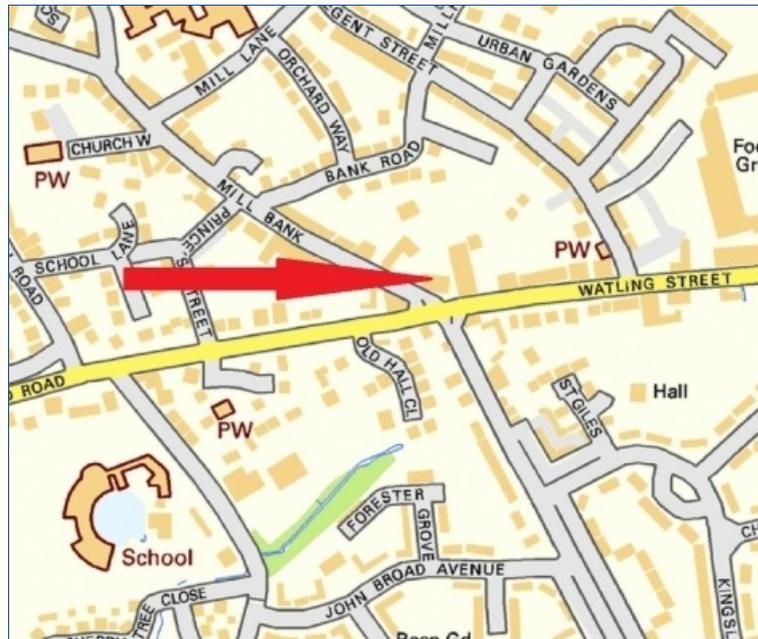
The existing accommodation is arranged over two floors and provides a large bar and restaurant on the ground floor, which is split into several sections including lounge, canvery area and dining room. There are two bar areas to the front of the building together with WC facilities. Also on the ground floor is a general office, utility/laundry room, small pantry, freezer room and kitchen with external covered food preparation area. An internal staircase leads to the first floor, which currently provides twelve guest bedrooms, seven of which have en-suite facilities. There are also two public bathrooms/WC's, one incorporating a cleaner's cupboard. In addition, the property benefits from a basement cellar with barrel shute and boiler room.

EXISTING ACCOMMODATION

Ground Floor: Bar & restaurant, ancillary	3,015 sq ft	280.2 sq m
First Floor: Hotel bedrooms, bathrooms	1,851 sq ft	172.0 sq m
Basement: Cellar & boiler room	581 sq ft	54.0 sq m
External: Covered food preparation area	349 sq ft	32.5 sq m
Total Gross Internal Area	5,796 sq ft	538.7 sq m

ADDITIONAL AREA

The vendor also owns a bungalow adjacent to the hotel, which could be incorporated into the sale, increasing the site area to some 0.82 acres.



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SERVICES

We understand that all mains services 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 in this regard.

PLANNING

The property has the benefit of Outline Planning Permission TWC/2017/0706 for the demolition of the existing building and the erection of a three-storey block of 16 x two-bed apartments and 5 x one-bed apartments, together with 30 private car parking spaces.

TENURE

Freehold: The property is available to purchase freehold with vacant possession with the benefit of the above residential planning permission.

The freehold interest is subject to a right of way to the bungalow at the rear (not applicable if the bungalow is included in the sale).

PRICE

Offers in the region of £595,000 are invited.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £28,500.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of C(69).

VAT

All figures quoted are exclusive of VAT, which may be payable in addition.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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/3058



Printcode: 201487

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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