

ANDREW DIXON  
& COMPANY

FOR SALE

Chartered Surveyors &  
Commercial Property Consultants

DEVELOPMENT OPPORTUNITY



## Primitive Methodist Chapel, 14 Shrewsbury Road Edgmond, Newport, Shropshire, TF10 8HT

- Former Methodist Chapel 1,080 sq ft (100 sq m) on a site of 0.27ac (0.1 ha)
- Opportunity to develop the site for residential purposes involving the demolition of existing Sunday School building and the erection of a single detached dwelling
- Subject to planning permission (pre-application advice already sought and full details available upon request)
- Picturesque village location near to Newport and all local amenities

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# Methodist Chapel

## Edgmond, Newport

### LOCATION

The site is located essentially within the setup of Edgmond village. It lies on the Shrewsbury Road and is surrounded by residential development, with a number of houses directly opposite and public playing fields to the east. To the north is Edgmond Village Hall.

Edgmond lies approximately 9 miles from central Telford, 10 miles from Market Drayton, 15 miles from Stafford and 17.5 miles from Shrewsbury. The village is well serviced, being close to a number of trunk roads such as the A41, A442 dual carriageway and M54 motorway.

### DESCRIPTION

The property comprises a former Methodist Chapel, being a detached single storey building of solid brick construction beneath a pitched tiled roof. The accommodation provides an entrance hall, congregation area, kitchen and WC facilities.

There is also a former Sunday School building on site of timber clad construction. This building is currently dilapidated and unfit for purpose.

The site lends itself to being redeveloped for residential purposes involving the demolition of the existing Sunday School building.

It should be noted that there is a cemetery to the rear of the chapel, which is to remain in the ownership of the vendor and access will be required for its ongoing maintenance.

### ACCOMMODATION

Chapel Building	1,080 sq ft	100 sq m
Sunday School Building	To be demolished	
<b>Site Area</b>	<b>0.27 ac</b>	<b>0.1 ha</b>

### SERVICES

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

### PLANNING

We understand the property has planning permission for its existing use as a Methodist Chapel.



**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991:** 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 part of, 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.



### PRE-APPLICATION ADVICE

The vendor has obtained some pre-application advice from the Local Planning Authority on the basis of the demolition of the existing Sunday School and an outline application for the erection of a single detached residential dwelling, with a later application for a sympathetic conversion of the chapel itself.

It should be noted that the Council wishes to preserve the chapel, which is a locally listed building, and they also have a vested interest in the amenities facing the chapel. Their preference would be for single bed units or live work units. Full details of the planning situation are available upon request from the agent.

### TENURE

Freehold: The property is available to purchase on a freehold basis.

### PRICE

Offers in excess of £275,000. Interested parties are advised to register their interest with the agent in the first instance.

### LOCAL AUTHORITY

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

### ENERGY PERFORMANCE CERTIFICATE

Not applicable.

### 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.

### 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](mailto:alex@andrew-dixon.co.uk) Ref: AGS/3297

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Printcode: 2018713

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