

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

FOR SALE

DEVELOPMENT OPPORTUNITY



## Former Methodist Church, Court Street Madeley, Telford, Shropshire, TF7 5BG

- Former Methodist Church extending to approximately 4,511 sq ft (419 sq m)
- Attractive accommodation with redevelopment potential
- Suitable for a variety of uses subject to planning permission
- Prominent town centre location within UNESCO World Heritage Site

Tel: 01952 521000  
[www.andrew-dixon.co.uk](http://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](mailto:enquiries@andrew-dixon.co.uk)

# Methodist Church

## Court Street, Madeley

### LOCATION

The property is located in Madeley, a historic market town that has been expanded over the years and is now one of the district centres that make up Telford New Town. The property itself is situated on Court Street within a UNESCO World Heritage Site. It adjoins a public car park to the side and is in close proximity to the new Tesco development.

### DESCRIPTION

The property comprises a former Methodist Church that was originally built in 1840 as two separate buildings, the Church being the principle two-storey building to the front of the site with a secondary single storey building to the rear, which was previously utilised as a School/Church Hall. The two structures are now interlinked by a more modern single storey extension, which was added during the 1960's/1970's, creating a substantial detached single facility.

The property is of solid brick construction, predominantly surmounted by a pitched tiled roof incorporating metal framed, single glazed windows, with a flat felt roof to the central section, which effectively joins together the original buildings.

Internally, the original two-storey structure to the front houses the congregation area including gallery seating, with vestry and store beyond. The central extension incorporates offices, kitchen and WC facilities, and the original single storey section to the rear provides storage areas and a canteen.

### ACCOMMODATION

Congregation area	2,034 sq ft	
Vestry	293 sq ft	
Storeroom	84 sq ft	
Kitchen	149 sq ft	
Store	352 sq ft	
Store	840 sq ft	
Lean-to store	147 sq ft	
Canteen	398 sq ft	
Office	107 sq ft	
Office	107 sq ft	
WC block		
<b>Total Net Internal Area</b>	<b>4,511 sq ft</b>	<b>(419 sq m)</b>



### CAR PARKING

There is a small tarmac area to the front of the building that could be utilised for private car parking. In addition there is a public car park immediately to the side of the property.

### PLANNING

The property is a Grade II Listed Building and is situated in a Conservation Area. It does have some redevelopment potential and is suitable for a variety of uses subject to planning permission. We recommend that interested parties make their own enquiries with the Local Planning Authority.

### TENURE

Freehold: The property is available to purchase with vacant possession upon completion.

### PRICE

Offers are invited for the freehold interest. For further details please contact the agent.

### SERVICES

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

### LOCAL AUTHORITY

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

### 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/2992



Printcode: 2014313

### 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.

ANDREW DIXON  
& COMPANY

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

**Misrepresentation Act 1967:** Andrew Dixon & Company, for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.