

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



## Former Madeley Testing Centre Ironbridge Road, Madeley, Telford, TF7 5JU

- Residential development site extending to approximately 0.38 ac
- Former garage 5,419 sq ft (503.49 sq m) with canopied open storage yard
- Full planning permission for 8 x 3-bedroom terraced houses
- Prominent location close to Madeley town centre

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# Ironbridge Road

## Madeley, Telford

### LOCATION

Madeley is an established market town, which forms one of the district centres of Telford New Town. It lies in the southern part of Telford, approximately 5 miles from Telford Town Centre and just to the north of the historic Ironbridge and the River Severn.

The property itself enjoys a prominent roadside position along Ironbridge Road, approximately half a mile west of the district centre. Abraham Darby Academy is located close by, together with the B4373 Parkway Road, providing access to Ironbridge in the south and the A4169 and A442 in the north and east.

### DESCRIPTION

The property comprises a former MOT testing station and garage premises on a site of approximately 0.38 acres. The existing buildings provide a reception area and WC facilities to the front with attached workshop, and further adjoining workshops arranged in four bays. There is also a lean-to structure to the rear, which provides an additional workshop bay.

Outside, to the front of the site is a part concrete and part tarmac surfaced forecourt with canopy over, which was originally a petrol filling station but has most recently been utilised for open storage purposes. The site is secure with two gated vehicular access points directly onto Ironbridge Road.

The property has full planning permission for residential development, to include the demolition of the existing workshop buildings.

### ACCOMMODATION

<b>Buildings Gross Internal Area</b>	<b>5,419 sq ft</b>	<b>(503.49 sq m)</b>
<b>Canopy</b>	<b>2,571 sq ft</b>	<b>(238.87 sq m)</b>
<b>Site Area</b>	<b>0.38 ac</b>	

### PLANNING

The property has full planning permission for the demolition of the existing commercial buildings and the erection of 8 No 3-bedroom terraced dwellings. Planning Permission Reference: TWC/2016/0407.

### SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the site. Interested parties should make their own enquiries in this regard.



**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.



### TENURE

Freehold: The property is available to purchase freehold with the benefit of planning permission for residential development.

### PRICE

The asking price is £330,000 (three hundred and thirty thousand pounds) for the freehold interest.

### 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 £22,000.

### 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 in connection with this matter.

### VIEWING

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

Contact: Alex Smith

Direct Line: 01952 521007

Mobile: 07795 275113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Quote Ref: AGS/3084



Printcode: 20141030

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