

GVA

Joint Agent :

**ANDREW DIXON
& COMPANY**

For sale

West Bank
300 Holyhead Road
Wellington
Shropshire TF1 2EW

June 2017



08449 02 03 04
gva.co.uk/11863

An **APLEONA** company

West Bank, 300 Holyhead Road,
Wellington, Shropshire TF1 2EW

Highlights

- Located approximately 5 miles northwest of Telford town centre
- Re-use/alternative use/potential development opportunity (subject to planning)
- Accommodation extends to approximately 643 sq m (6,921 sq ft) GIA
- Site extends to approximately 0.42 ha (1.044 acres) gross
- Unconditional or conditional offers invited
- For sale by Informal Tender, deadline **17:00 Friday 18 August 2017**

Location

The site is located approximately 800m south west of the edge of Wellington District Centre. Wellington is located approximately 5 miles (8 km) north west of Telford and 13 miles (21 km) east of Shrewsbury respectively. The area has a traditional local market as well as a range of leisure and retail facilities.

The property is situated approximately 1.1 miles from Junction 7 of the M54 which connects to Junction 10A of the M6 providing access to Birmingham City Centre to the south.

Wellington benefits from a train station which provides a regular service to Shrewsbury with journey times of approximately 33 minutes. A direct train service to Telford Central runs every 40 minutes and takes approximately 7 minutes in duration. The nearest bus stop to the property is approximately 60m from the entrance of the site.

The site is located in a predominantly residential area with a number of amenities and facilities nearby including the Red Lion Service Station, a hotel, the Bowring Bowling club and Sunnycroft; a National Trust property.

The property is bounded by the north and west by Bowring District Park, to the south Holyhead Road, to the east a bungalow fronting Holyhead Road and the rear and side the gardens of properties which front Carvers Close.

There are a number of primary and secondary schools located within the vicinity including Short Wood Primary School and Wrekin College.

Description

The site extends to approximately 0.42 ha (1.044 acres) gross.

Upon the site is a property comprising a large 2 and 3 storey detached property, with an additional small basement. The site is accessed from Holyhead Road close to the eastern boundary via a narrow driveway.

There is an area of hard surfaced car parking on the east and north sides of the building, including approximately 6 car parking spaces. The site has a large number of mature trees and hedging along the boundary.

The total building area extends to approximately 643 sq m (6,921 sqft) GIA. The accommodation is split into a range of former offices, residential accommodation consulting rooms and ancillary accommodation including toilets.

Floor plans of the accommodation are available upon request.

Tenure

The property is available freehold and with vacant possession.

The property is sold subject to all third party rights, easements and statutory designations currently passing. Purchasers must make their own enquiries in this regard.



Planning

We understand that the existing building is not listed and there have been no recent planning applications affecting the property.

The site falls under the planning jurisdiction of Telford and Wrekin Borough Council. Whilst the site has no formal allocation or planning consent for alternative use the property is situated within built up surroundings and is considered suitable for a number of potential uses, subject to planning consent.

The site was most recently used as a Mental Health Care facility. This falls within Use Class Order D1 non-residential institution. On the assumption the facility also included a level of care and use for residential purposes by patients, the use would be classified as C2, Residential Institutions. However, purchasers should satisfy themselves in respect of the use class of the property.

All planning enquiries should be directed to Telford and Wrekin Borough Council planning department (01952 380 380).

Services

We understand the existing building is connected to mains water, gas, electricity and drainage.

However, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

Viewing and Further Information

Viewing can be carried out by roadside inspection; no attempt should be made to gain unaccompanied access to the site.

Viewings will take place at the property on an appointment basis

Please contact GVA or Andrew Dixon and Company to arrange an appointment to view.

Further information in respect of the property is available on request.

Please contact GVA or Andrew Dixon & Company to request a copy of the Sales Information Pack.

Basis of Offers

Our client, South Staffordshire and Shropshire Healthcare NHS Foundation Trust invites parties to submit offers on an unconditional or conditional basis.

All offers should be submitted in writing no later than **Friday 18th August 2017**. Offers should be submitted to GVA, 3 Brindleyplace Birmingham B1 2JB or via email to Rachel.hill@gva.co.uk and be marked for the attention of Rachel Hill / Charles Davis.

Alternatively offers can be submitted to the joint agent Andrew Dixon and Company Grosvenor House, Central Park, Telford, Shropshire, TF2 9TW marked for the attention of Nathan Fern.

All offers are required to be supported with satisfactory proof of funds and are to be exclusive of VAT which may apply.

The vendor reserves the right not to accept the highest or any offer received.

EPC

A full copy of the EPC and recommendations report is available on request.



Not to scale - approximate boundaries for identification purposes only.

For further information
please contact:

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Property ref

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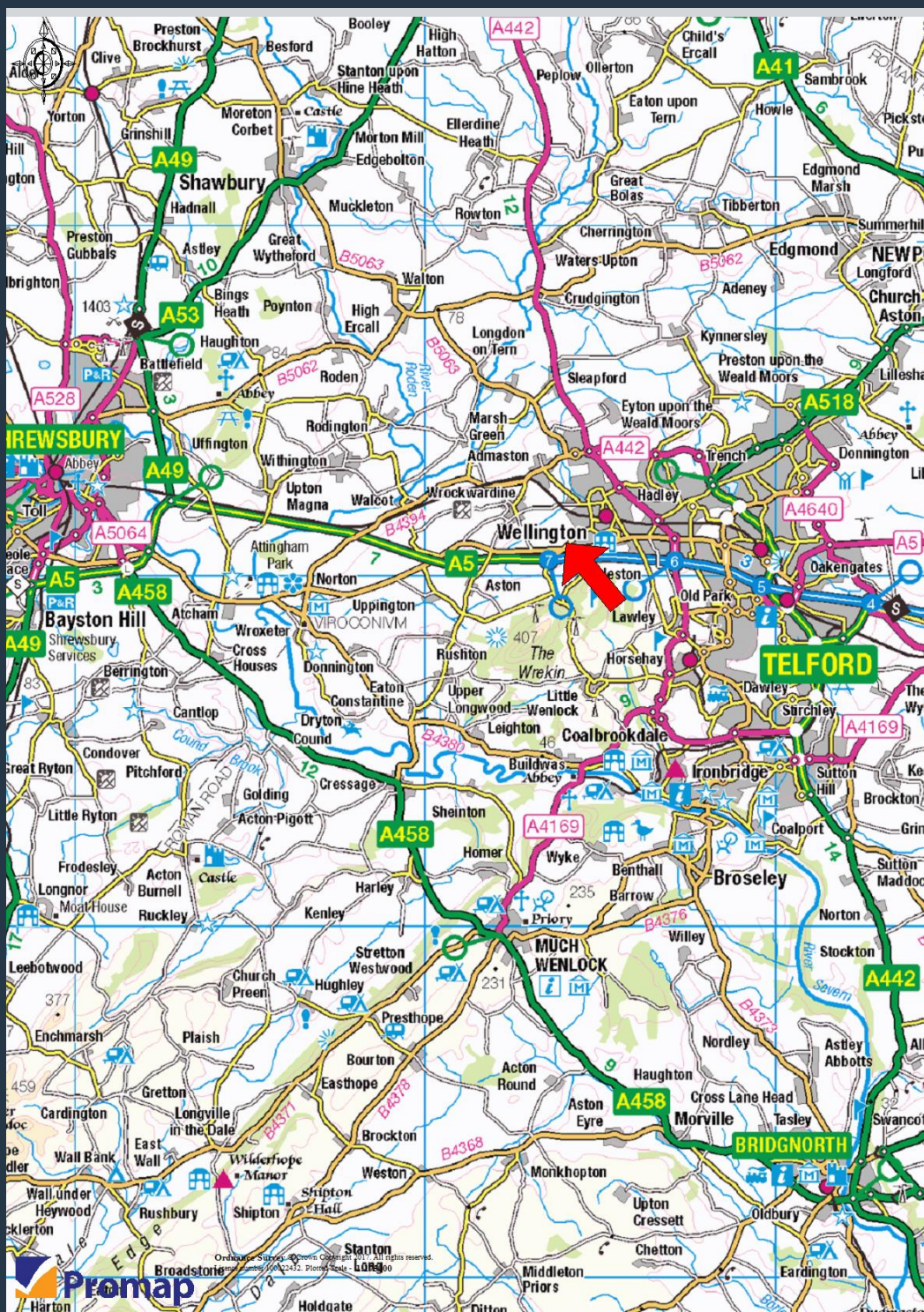
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June 2017

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