

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

REDEVELOPMENT OPPORTUNITY



Sunnyhurst, Doseley Road North, Dawley **Telford, Shropshire, TF4 3AL**

- Detached, three-bedroom period residential property set in large gardens
- Site area of approximately 0.767 acres (0.310 hectares)
- Desirable, peaceful location on the edge of Dawley district centre
- Suitable for residential redevelopment subject to planning permission

Tel: 01952 521000
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

Sunnyhurst

Doseley Road, Telford

LOCATION

The property is situated in a predominantly residential area close to Dawley district centre, approximately 5 miles (8k) southwest of Telford Town Centre. It lies 2.5 miles (9.97km) south of J5 of the M54 motorway, which connects to the M6 to the east and the A442. There is a public playing field opposite and Dawley CE Primary School and Dawley Park are immediately to the north.

There is a Council led regeneration scheme approximately 300 metres to the northeast of the site, which includes a school, sports pitches, retail units, supermarket, residential development and other local amenities.

DESCRIPTION

The property comprises a detached, three-bedroom period residence arranged over two stories with high ceilings and a large airy hallway.

The accommodation is in need of modernisation and improvement but offers an ideal opportunity for redevelopment, subject to planning consent.

Externally, there are extensive gardens of approximately 0.767 acres, together with a detached garage and outbuilding.

ACCOMMODATION

Ground Floor	Cloakroom	23 sq ft	2.14 sq m
	Lounge	188 sq ft	17.46 sq m
	Dining room	214 sq ft	19.88 sq m
	Sitting room	131 sq ft	12.16 sq m
	Kitchen	92 sq ft	8.58 sq m
	Scullery	39 sq ft	3.60 sq m
First Floor	Bedroom 1	176 sq ft	16.38 sq m
	Bedroom 2	222 sq ft	20.58 sq m
	Bedroom 3	170 sq ft	15.75 sq m
	Box room	39 sq ft	3.60 sq m
	Bathroom		
External	Detached garage	276 sq ft	25.64 sq m
	Outbuilding	300 sq ft	27.87 sq m
Total Floor Area		2,550 sq ft	236.92 sq m



PLANNING

We understand the property currently has planning permission for uses within Class C3 of the Town & Country Planning Act 1987 (Use Class Order 2005). It does lend itself to redevelopment for residential purposes subject to the necessary planning consent. Interested parties are advised to make their own enquiries in this regard.

TENURE

Freehold: The property is offered for sale freehold with vacant possession.

PRICE

Price upon application.

SERVICES (NOT CHECKED OR TESTED)

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

LOCAL AUTHORITY

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

COUNCIL TAX

According to the Directgov website the property falls within Band E for Council Tax purposes.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

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: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk Ref: BNF/3393



Printcode: 2018524

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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