

ANDREW DIXON  
& COMPANY

FOR SALE

Chartered Surveyors &  
Commercial Property Consultants

BUILDING PLOT AND RESIDENTIAL CONVERSION OPPORTUNITY



## Former Primitive Methodist Chapel

**Shrewsbury Road, Edgmond, Newport, TF10 8HT**

- Attractive development site, including detailed planning consent for a detached house and the renovation of the existing Chapel into 2no residential dwellings
- Total site area circa 0.27 acres (0.1 hectares)
- Former Methodist Chapel 1,080 sq ft (100 sq m)
- Sunday School building to be demolished
- Popular village location, close to the historic market town of Newport

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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 is a prime building plot on the site of the former Primitive Methodist Chapel in the picturesque village of Edgmond. It provides a unique development opportunity, having detailed planning permission for a detached house and the renovation of the Chapel into 2no residential dwellings, as detailed in 'Planning Permission' below.

The site extends to approximately 0.27 acres (0.1 hectares) including a former Sunday School building, which is currently in a dilapidated state and will be demolished as part of the development.

The Chapel comprises a detached single storey listed building of solid brick construction beneath a pitched tiled roof.

## EXISTING BUILDINGS

Chapel Building	1,080 sq ft	100 sq m
Sunday School Building	To be demolished	

## PLANNING PERMISSION

The property has full planning permission **TWC/2020/0814** for the construction of a detached 3 bedroom house on the former Sunday School plot with a Gross Internal Area of 1,700 sq ft (158 sq m) including a first floor study.

The planning consent also allows for the conversion of the Chapel into 2no residential apartments (one 1-bed apartment and one 2-bed apartment). Detailed plans are available from the agent upon request.

## 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.



**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1994** 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.

## PROPOSED SITE PLAN



## TENURE AND RIGHTS OF WAY

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

It should be noted that the cemetery immediately to the rear of the chapel is not included within the development site and will remain in the ownership of the vendor.

Rights of way will be granted to the vendor in order to access the cemetery to the rear of the site for ongoing maintenance and associated car parking. Alternatively, the purchase may be afforded a licence to maintain the cemetery to protect the amenity of the proposed dwellings.

## PRICE

Offers in excess of £300,000 are invited for the freehold interest.

## 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.

## LOCAL AUTHORITY

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

## 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**

Joint Agent: Peter Richards, Peter Richards & Co

Tel: 01948 840 309

Email: [info@peterrichardsonline.co.uk](mailto:info@peterrichardsonline.co.uk)



Printcode: 2018713

## 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.

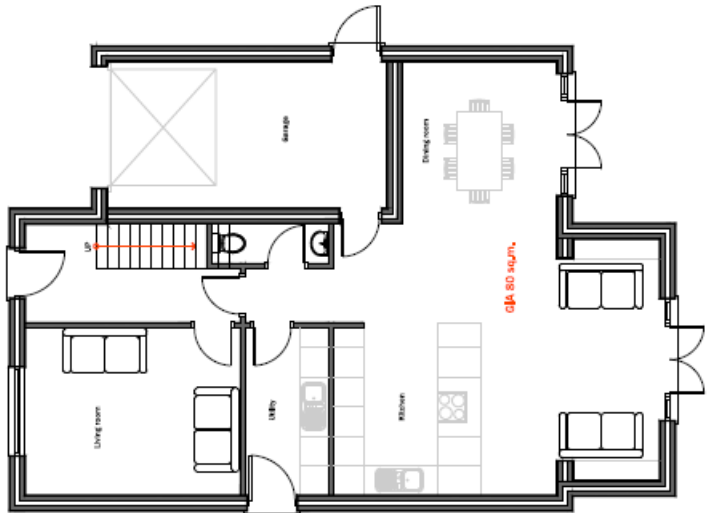
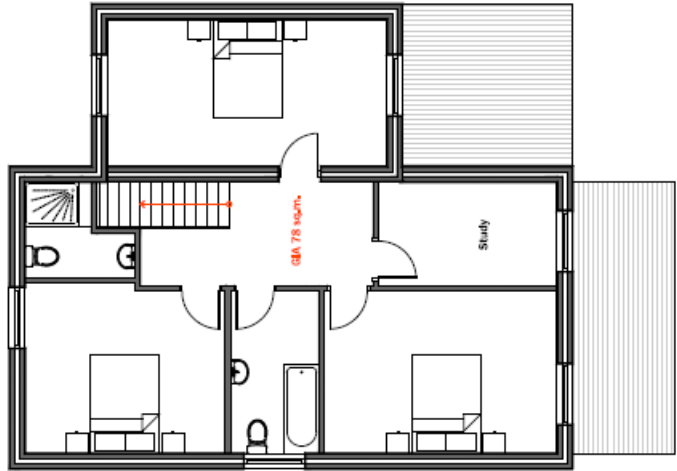
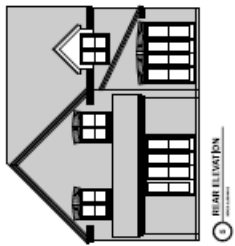
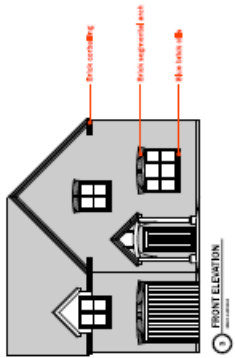
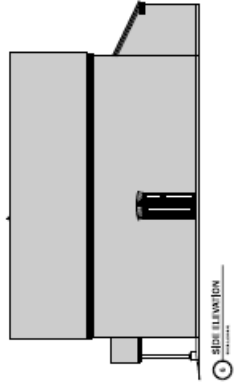
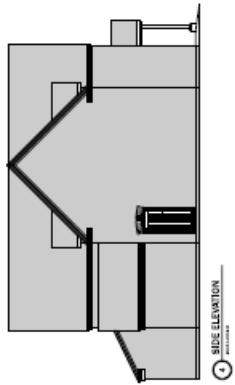
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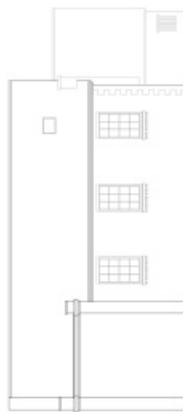
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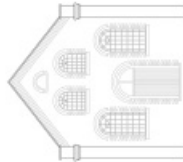
# DETACHED 3-BED HOUSE LAYOUT AND ELEVATIONS



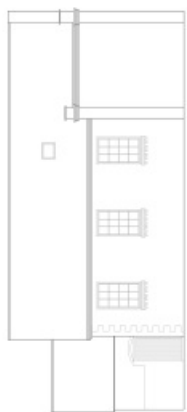
GA	88 SQM
GROUND FLOOR	78 SQM
FIRST FLOOR	138 SQM
TOTAL	



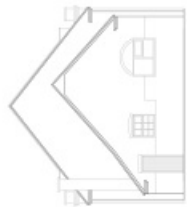
1 Proposed Elevations  
Scale 1:100 @ A1



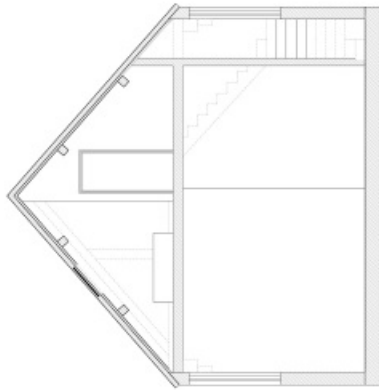
2 Proposed Elevations  
Scale 1:100 @ A1



3 Proposed Elevations  
Scale 1:100 @ A1



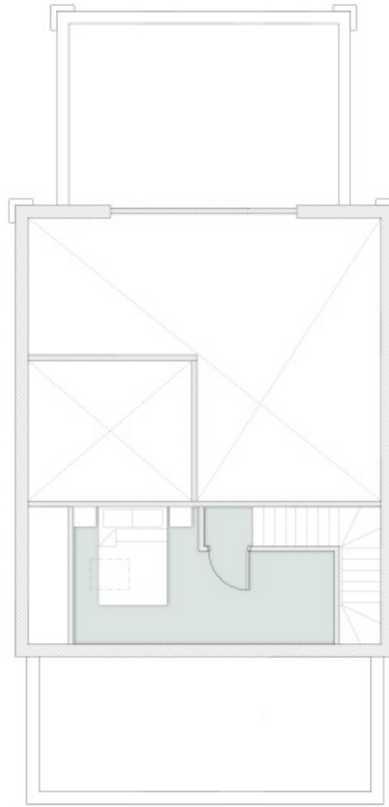
4 Proposed Elevations  
Scale 1:100 @ A1



7 Proposed Section  
Scale 1:100 @ A1



5 Proposed Ground Floor Plan  
Scale 1:100 @ A1



6 Proposed First Floor Plan  
Scale 1:100 @ A1

GIA	63 SQ.M
UNIT 1	52 SQ.M
UNIT 2	52 SQ.M
TOTAL	115 SQ.M