

MIXED USE COMMERCIAL/RESIDENTIAL SITE



Red-line boundary for illustrative purposes only

Commercial yard and buildings and house at 44 Haybridge Road, Hadley, Telford, TF1 6LT

- Mixed use site with commercial yard, workshops and semi-detached house
- The house offers spacious 4-bedroom accommodation and rear garden
- Detached single storey workshop/cold store with adjoining commercial unit
- L-shaped surfaced yard with secure gated access to the front
- Suitable for a variety of uses, subject to the necessary planning permission

44 Haybridge Road

Hadley, Telford

LOCATION

The property is located in Hadley, a well-established residential area in northwest Telford, approximately 3 miles south of Telford town centre and 13 miles east of Shrewsbury. The area enjoys excellent road links, with the A442 Queensway providing direct access to central Telford and linking to junction 6 of the M54 motorway approximately 2 miles to the south.

The property itself is situated in a mixed residential and commercial area on Haybridge Road. It immediately adjoins Malcolm Wickstead Butchers to the side and is short walk from Hadley Centre and its range of local amenities, including a Co-operative foodstore. The property is also situated in close proximity to Hadley Learning Community (HLC) campus.

The immediate surrounding area benefits from good public transport links, with regular bus services connecting Hadley to Wellington and central Telford. The location offers a blend of convenience, accessibility and local character within a well-served suburban setting.

DESCRIPTION

The property comprises a mixed use site of approximately 0.319 acres (0.129 hectares), which incorporates a semi-detached 4-bedroom house and garden to the front, with a substantial yard to the side and rear including a detached industrial workshop and separate small unit. The commercial aspect of the site is accessed to the side of the house with a secure gated access.

The semi-detached house fronts onto Haybridge Road, with vehicular access to the side leading to the yard and commercial buildings beyond. It benefits from a rear garden and patio area and provides spacious accommodation of: lounge, open plan kitchen/diner, office, orangery and bathroom/WC on the ground floor; with 4 well-proportioned bedrooms and a family bathroom on the first floor. There is also access to an attic, which provides handy storage space.

To the rear of the garden is a detached single storey brick workshop, which is accessed from the yard. It offers basic workshop space with a small office and cold store. Adjoining the main workshop is a smaller single storey structure, which was formerly utilised as a barber shop, which provides flexible retail/office/storage space. There is a further yard area to the side.

ACCOMMODATION

Commercial workshop	1,824 sq ft	169.50 sq m
Former barbershop	195 sq ft	18.12 sq m
Semi-detached house	1,203 sq ft	11.79 sq m
Total Built Area	3,222 sq ft	299.40 sq m



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PLANNING

The site offers a unique opportunity acquire a residential property with versatile yard and commercial workspace, which would be suitable for a variety of uses, subject to the necessary planning permission

Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

The site is available to purchase freehold as a whole with vacant possession.

There is a temporary ROW in place over the yard/access to the side of the house. Interested parties should make their own enquires in this regard.

PRICE

We are instructed to seek offers in excess of £300,000 for the freehold interest.

SERVICES

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

BUSINESS RATES

The commercial buildings are being assessed for business rates. We understand the house falls within Council Tax Band B.

ENERGY PERFORMANCE CERTIFICATE

The house currently has an energy rating of E-42.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

ANTI MONEY LAUNDERING

A successful purchaser will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

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

Contact: Andrew Dixon MRICS

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Printcode: 2025117

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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SITE PLAN

