

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Extensive Residential Premises situated at **Lower Bar, Newport, Shropshire, TF10 7BJ**

- Prime redevelopment opportunity in popular market town of Newport
- Three substantial residential buildings known individually as Roddam House, Beaumaris House and Picken House, together with a separate link house
- Total gross internal floor area of 18,200 sq ft (1,690.8 sq m)
- Available as a whole or in separate lots; additional land/access available
- Town centre location close to all local amenities

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

Residential Buildings

Lower Bar, Newport

LOCATION

Newport is a market town within North Shropshire with a population of circa 15,000. It has a long established retail core along the High Street, which connects with St Mary's Street close to the centre of the town.

Newport lies on the Shropshire and Staffordshire border approximately 8 miles north of Telford and 12 miles west of Stafford, where there is a direct train to London Euston. The county town of Shrewsbury is circa 19 miles to the west and Birmingham city centre is 35 miles southeast via the M54 and M6 motorways.

The subject properties are both located on Lower Bar in the centre of Newport, with easy access to all local amenities.

DESCRIPTION

The properties comprise three adjoining Grade II listed residential dwellings offering substantial living accommodation over three floors, with a further two-storey link house immediately to the rear.

The individual buildings are known as Roddam House, Beaumaris House and Picken House, all being of similar construction with attractive period features.

Internally, all three buildings have been divided to provide communal rooms on the ground floor and dormitory accommodation and bathrooms on the upper floors, suitable for multi-occupation.

To the rear of Roddam House is a separate three-bedroom link house of cavity brick construction accommodating a kitchen, study and sitting room on the ground floor with three bedrooms and a bathroom on the first floor.

Additional land/access may be available by negotiation.

ACCOMMODATION (APPROXIMATE)

Roddam House	4,700 sq ft	436.64 sq m
Beaumaris House	4,700 sq ft	436.64 sq m
Picken House	7,367 sq ft	684.39 sq m
Link House	1,433 sq ft	133.13 sq m
Total	18,200 sq ft	1,690.80 sq m



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PLANNING

We understand the properties have planning permission for uses within Class C2 of the Town & Country Planning Act 1987 (Use Class Order 2005). The properties offer an ideal residential development opportunity in a popular market town. Interested parties should make their own enquiries with the Local Planning Authority.

TENURE

Freehold: The properties are available to purchase as a whole, or in separate lots. Please contact the selling agent for further details.

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.

BUSINESS RATES

The property forms part of a larger rating hereditament and will be re-assessed for business rates.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the selling agent.

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: Emily Summerfield

Direct Line: 01952 521008 Mobile: 07809 448324

Email: emily@andrew-dixon.co.uk

Reference: EMS/3384



Printcode: 2017921

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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