



Victoria Works, Shrewsbury Road, Shifnal Telford, Shropshire, TF11 8AQ

- Residential development opportunity subject to planning consent
- Commercial land extending to approximately 0.4 ac (0.162 ha)
- Prominent site in an attractive and established residential area
- Dual frontage onto Shrewsbury Road and Victoria Road

Victoria Works Shifnal

LOCATION

Shifnal is a popular market town in Shropshire, which is located approximately 3 miles east of Telford, 12 miles west of Wolverhampton and 12 miles north of Bridgnorth.

The town enjoys good transport links, being in close proximity to the M54 motorway (Junction 4) via the A464 and B4379. Shifnal also has a railway station on the Shrewsbury to Wolverhampton Line.

The property itself is situated on Shrewsbury Road, with a reverse frontage onto Victoria Rad. It lies approximately 200 yards from Shifnal town centre, just to the east of St Mary's Church and close to Shifnal cricket grounds. The immediate surrounding area is predominantly residential development.

DESCRIPTION

The property comprises a former engineering works and vehicle workshop and garage on a secure self-contained site of approximately 0.4 acres (0.162 hectares). It currently incorporates a detached, two-storey industrial building extending to approximately 12,000 square feet (1,115 square metres) providing workshop and storage accommodation, which is vacant and in a poor condition throughout. The site is largely level and also includes a car park to the rear.

We understand the vendor has obtained permission for the demolition of the existing commercial building. The site is suitable for residential development, given its established residential location, obviously subject to the necessary planning consent.

ACCOMMODATION

Existing commercial building (to be demolished)	12,000 sq ft	1,115 sq m
Site Area	0.4 ac	0.162 ha

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.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000



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PLANNING

We understand the property has currently planning permission for uses within Class B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

However, the site does lend itself towards a change of use for residential development subject to planning permission.

TENURE

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

PRICE

Price upon application.

BUSINESS RATES

Not applicable.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

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 in connection with this matter.

VIEWING

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

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Ref: JAGD/3596



Printcode: 2020527

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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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