



53 & 55 Ketley Park Road, Ketley Telford, Shropshire, TF1 5BF

- Attractive residential development opportunity
- Ground floor commercial unit with planning permission to convert to two modern, self-contained apartments
- 1-2 allocated car spaces on site
- Popular residential location within Telford Millennium Community Village

53-55 Ketley Park Rd

Ketley, Telford

LOCATION

The property forms part of Telford Millennium Community Village, a mixed-use residential and commercial scheme, which is intended to provide some 750 new homes.

The development is located just off the A5 Holyhead Road in Ketley and the subject property is positioned close to the centre of Phase 1, on the corner of Ketley Park Road - the main through road - and Sutherland Close.

The property enjoys good transport links, being close to Junction 6 of the M54 motorway and approximately three miles north of Telford Town Centre.

DESCRIPTION

The property comprises a modern, single storey retail/office unit, which has full planning permission for a change of use from offices to two residential dwellings.

The premises has most recently been utilised by Taylor Wimpey as their sales office and show-home for Phase 1 of the Telford Millennium Community Village development.

Internally, the property currently comprises generous ground floor office space, which could easily be split and converted to two self-contained apartments offering modern open plan, 2-bedroom living accommodation as shown on the proposed layout plan included within these details.

Outside, there are 1-2 allocated car parking spaces to the rear of the property and on-street parking is available nearby.

The accommodation will also benefit from the use of a communal roof terrace, which is accessed to the rear of the building.

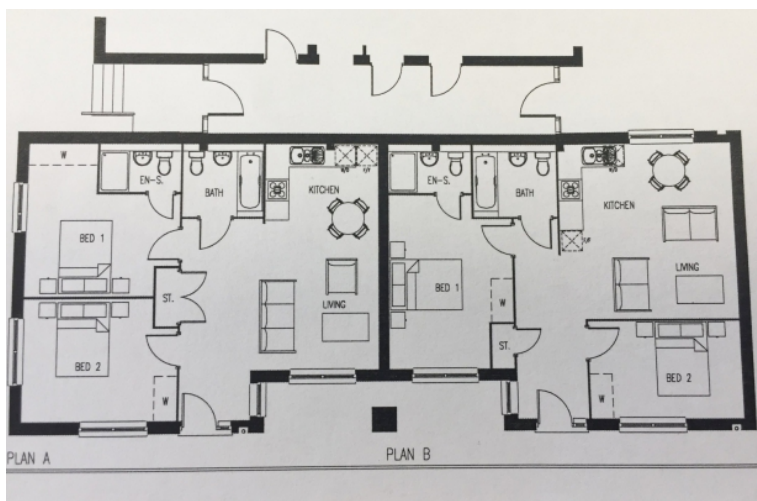
ACCOMMODATION

Gross Internal Area 1,409 sq ft 130.91 sq m

*Individual apartment/room measurements not taken

SERVICES

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



PLANNING

The existing use is Class B1a (Offices) under the Town & Country Planning Act 1987 (Use Class Order 2005). However planning permission (Ref: TWC/2019/1034) has been obtained for a change of use to Class C3 and the construction of 2 no dwellings.

TENURE

Long Leasehold: The property is available to purchase on a long leasehold basis.

PRICE

The asking price is £180,000 for the long leasehold interest.

SERVICE CHARGE

We understand that a service charge will be levied to cover communal costs and services.

LOCAL AUTHORITY

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

BUSINESS RATES

The rateable value of the property in the 2017 rating list is £9,900. Obviously this will be void upon conversion to residential development.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an energy rating of B(43).

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/2483



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Printcode: 2020619

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