

ANDREW DIXON
& COMPANY

FOR SALE

Chartered Surveyors &
Commercial Property Consultants

ATTRACTIVE DEVELOPMENT OPPORTUNITY



Royal Victoria Mansions, St Mary's Street Newport, Shropshire, TF10 7AB

- Landmark Grade II Listed Building with planning for residential development
- Full planning permission for up to 17 luxury apartments and private car parking
- Town centre location in the historic market town of Newport
- Ready for immediate development

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Victoria Mansions

Newport, Shropshire

LOCATION

The property is located in the historic market town of Newport in Shropshire. Newport sits on the Shropshire and Staffordshire border some 8 miles north of Telford Town Centre, 12 miles west of Stafford and 15 miles west of Wolverhampton.

Junction 3 of the M54 motorway is approximately 9 miles distant via the A41 and Junction 10a of the M6 is 20 miles away via the M54.

The property itself is situated in a Conservation Area just off the High Street in the centre of the town, at the lower end of St Mary's Street. It overlooks the historic St Nicholas' Church and Adams Grammar School.

The building enjoys a prominent roadside position fronting onto the High Street within walking distance of all local shops and amenities. There is a newly developed residential estate to the rear and just beyond is Water Lane and green space at Victoria Park.

DESCRIPTION

The property comprises a Grade II Listed Landmark Building, which offers the opportunity to provide an exclusive development of up to 17 luxury 2, 3 and 4 bedroom apartments with associated car parking.

The imposing three-storey building is a former hotel, which ceased trading in 2015. The existing structure will be partially demolished to accommodate the new development, whilst retaining the original facade. The demolition works have commenced and the party wall agreements are in place.

The development includes a private car park and bin store to the rear for the residents of the building.

THE SITE

Existing Building overall	6,200 sq ft	576 sq m
Total Site Area (incl. car parking to rear)	8,761 sq ft	814 sq m

SERVICES

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

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000



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PLANNING

The property is a Grade II Listed Building. It has effectively been granted planning permission for three separate schemes for 12, 15 and 17 apartments respectively (including the appropriate Listed Building Consent).

TWC/2018/0022	Demolition of rear extension and conversion to 12no apartments
TWC/2020/0618	Erection of roof extension and construction of 3no additional apartments
TWC/2021/0401	Conversion and extension to 17no apartments including partial demolition

All planning documentation can be viewed online via the Telford & Wrekin Planning Portal: secure.telford.gov.uk/planning/home.aspx

Alternatively, full details are available upon request from the selling agent.

TENURE

Freehold: The property is available to purchase freehold by private treaty.

PRICE

Price upon application.

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.

IMAGES

It should be noted that the images used within this brochure and on our website are artists impressions only.

VIEWING

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

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828 565

Email: andrew@andrew-dixon.co.uk

Ref: JAGD/3707



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.

Printcode: 2022124

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