

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

FOR SALE

DEVELOPMENT OPPORTUNITY



## Hadley Methodist Church and Premises

### High Street, Hadley, Telford, Shropshire, TF1 5NG

- Unique development opportunity near Hadley district centre
- Detached Methodist Church and premises extending to 6,694 sq ft (621.89 sq m)
- Set in attractive landscaped grounds adjoining Hadley Village Green
- Redevelopment potential subject to planning permission

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# Methodist Church

## High Street, Hadley

### LOCATION

The property is located in Hadley, one of the district centres that make up Telford New Town, within the borough of Telford and Wrekin. Hadley lies approximately 3 miles northwest of Telford town centre and 2 miles east of the neighbouring market town of Wellington.

The property itself is situated in a mixed residential and commercial area at the corner of High Street and Manse Road, not far from Hadley district centre. It immediately adjoins Hadley Village Green to the rear and side and is in close proximity to Hadley Community Centre. Nearby commercial occupiers include Tesco Express, Greggs, Rowlands Pharmacy, Vets Now Telford, and The Hop and Vine public house and grill. There is established residential development to the south of the property along Manse Road.

The site benefits from a vehicular access off Manse Road, with pedestrian access off both High Street and the Village Green.

### DESCRIPTION

The property offers a unique opportunity to purchase an imposing, detached character building, currently utilised as a Methodist Church and premises. Whilst suitable for continued use as a place of worship, the building could potentially be converted for an alternative use, subject to the necessary planning permission.

The original church building is of single storey brick construction beneath a pitched roof. The accommodation is arranged in a traditional church format including integral pipe organ and congregation seating.

It should be noted that the church organ is included in the sale but is not currently in functioning order.

The original building has latterly been extended to the rear to provide an attached community/theatre production facility, complete with kitchen and WC facilities. The accommodation includes a ground floor office and first floor office/storeroom.

Externally, the property includes an attractive grassed area to the rear which forms part of the local Village Green and as such cannot be built upon or redeveloped for alternative use.

### ACCOMMODATION

Gross Internal Area	6,694 sq ft	621.89 sq m
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### 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 property currently has planning permission for Class F1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The existing building does have some redevelopment potential subject to the necessary planning permission, however it should be noted that the land to the rear of the building forms part of the Village Green and development is prohibited on this part of the site. Further details are available upon request from the agent.

### TENURE

The property is available to purchase freehold with vacant possession.

### PRICE

The asking price is £400,000 for the freehold interest.

### LOCAL AUTHORITY

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

### BUSINESS RATES

Business rates are not applicable as the property is a place of worship.

### ENERGY PERFORMANCE CERTIFICATE

An EPC is not applicable as the property is a place of worship.

### 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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3951



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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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