

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

DEVELOPMENT OPPORTUNITY



Former United Reformed Church, Wood Lane Wollerton, Market Drayton, Shropshire, TF9 3NY

- Former Church and premises extending to 1,795 sq ft (166.91 sq m)
- Site area 0.486 ac (0.197 ha) including graveyard, paddock and car park
- Potential for residential conversion subject to statutory consents
- Attractive rural setting in Market Drayton

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Former URC Market Drayton

LOCATION

The property is situated just slightly away from the centre of Wollerton, a small village which lies approximately 3 miles southwest of Market Drayton. The property location is on the opposite side of Drayton Road from the centre and is in an area with substantial detached residential dwellings nearby.

The location is rural and situated approximately 1.25 miles from the A53 Hodnet bypass, which provides good road links to Telford, Shrewsbury, Market Drayton and Newcastle under Lyme.

DESCRIPTION

The property comprises a former Church and school room with associated graveyard, which is accessed via a private road shared with the adjoining Manse and paddock, and over which a right of way (ROW) will be given to the purchaser. The site is completed with paddock and car parking on the other side of the access road.

The buildings extend to approximately 1,705 square feet (166.91 square metres) in total on a site area of circa 0.486 acres (0.197 hectares) and provide ideal potential for a residential conversion, subject to statutory consents. The Church dates from 1867 but the school room (which was the original Church) is older.

GRAVEYARD

The buyer will be required to permit a specific number of burials in the graveyard and to allow access/visits to the graveyard.

ACCOMMODATION

Entrance porch	68 sq ft	6.36 sq m
Former Church	1,340 sq ft	105.86 sq m
Office	62 sq ft	5.78 sq m
Former school room with WC	527 sq ft	48.91 sq m
Total Area	1,795 sq ft	166.91 sq m

PLAN (SITE AREAS)

The property is identified on the plan below as follows:

- Main property - Church, school room and graveyard edged RED
- Car parking and paddock edged GREEN and ORANGE
- Private access road with ROW hatched BLUE (excluded from sale)
- ROW over land coloured YELLOW in favour of owner of adjoining Manse



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PLANNING

The property currently has planning permission for Class F1 use (Place of Worship) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should make their own enquiries in respect of a potential change of use/residential conversion.

TENURE

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

The sale contract will include a right of way over the private access road in favour of the purchaser and a right of way over the paddock in favour of the adjoining owner.

PRICE

The asking price for the main property, paddock and car park is £185,000.

SERVICES

We understand that mains water and electricity are connected to the main property and drainage is by septic tank. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

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

BUSINESS RATES AND EPC

As a Church, the property is exempt from both business rates and the requirements for an Energy Performance Certificate (EPC).

VAT

We understand that VAT is not payable on the purchase price.

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:

Contact: Simon Beedles FRICS

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Email: simon@andrew-dixon.co.uk

Ref: SB/3843



Printcode: 202478

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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