

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 0.19 ac (0.07 ha) including graveyard, amenity land and car park
- Potential for residential conversion subject to statutory consents
- Attractive rural setting in Market Drayton
- Adjoining Manse and paddock available by separate negotiation

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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 will be given to the purchaser. The site is completed with amenity land 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 0.190 acres (0.077 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
<b>Total Area</b>	<b>1,795 sq ft</b>	<b>166.91 sq m</b>

## PLAN (SITE AREAS)

The property is identified on the plan below as follows:

- Main property - Church, school room and graveyard edged RED
- Amenity land and car parking edged GREEN
- Private access road hatched BLUE (excluded from sale)



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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.

## PRICE

The asking price for the main property, amenity land and car park is £180,000.

## ADDITIONAL PROPERTY

The adjoining Old Manse and paddock may also be available to purchase at an additional figure. Please contact the agent for further details.

## 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

Direct Line: 01952 521008

Mobile: 07375 101371

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

Ref: SB/3843



Printcode: 202478

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