

FOR SALE

TSR

TOWLER SHAW ROBERTS

UNIQUE RENOVATION/RESIDENTIAL DEVELOPMENT OPPORTUNITY (STP)



Image source: Google Earth



**FOUR WAYS
QUEENS ROAD
DONNINGTON
TELFORD
SHROPSHIRE, TF2 8BZ**

- Attractive renovation/residential development opportunity occupying a total site area of approx. 0.33 (0.14 hectares)
- Incorporating a substantial detached property of traditional brick construction set within its own private grounds and in need of complete renovation.
- Convenient and sought after residential location within close proximity of all amenities.
- Available For Sale inviting offers in the region of **£150,000** for the freehold interest with vacant possession upon completion.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

Occupying a prominent roadside location the large corner plot boasts a return frontage facing Queens Road and St. George Road which is a busy thoroughfare situated in a densely populated residential area of Donnington Wood, Telford. The property is located in an established mixed commercial and residential area close to all amenities.

Donnington Wood is a popular mixed commercial/residential area within the Telford conurbation situated approx. 4 miles north of Telford Town Centre and 3 miles from the M54 motorway with the County Town of Shrewsbury being approximately 20 miles to the west.

Description

The property comprises a substantial detached property being of traditional brick construction incorporating a former ground floor retail shop with separate self-contained 3 bed living accommodation. The property is centrally located within its own private grounds which extend in total to approx. 0.33 acres or thereabouts. The property is in need of complete refurbishment/renovation and also offers scope for residential development, subject to planning.

Accommodation

	Sq.m.	Acres	Hectares
Development Site Area	1,335.46	0.33	0.14

Services (Not Checked or Tested)

Mains electricity, water and drainage services are understood to be connected or available in the immediate vicinity of the site.

Interested parties should make their own enquiries with the appropriate suppliers regarding any necessary connection arrangements.

Tenure

The site is understood to be Freehold and is offered for sale by Private Treaty with the benefit of vacant possession upon completion.

Guide Price

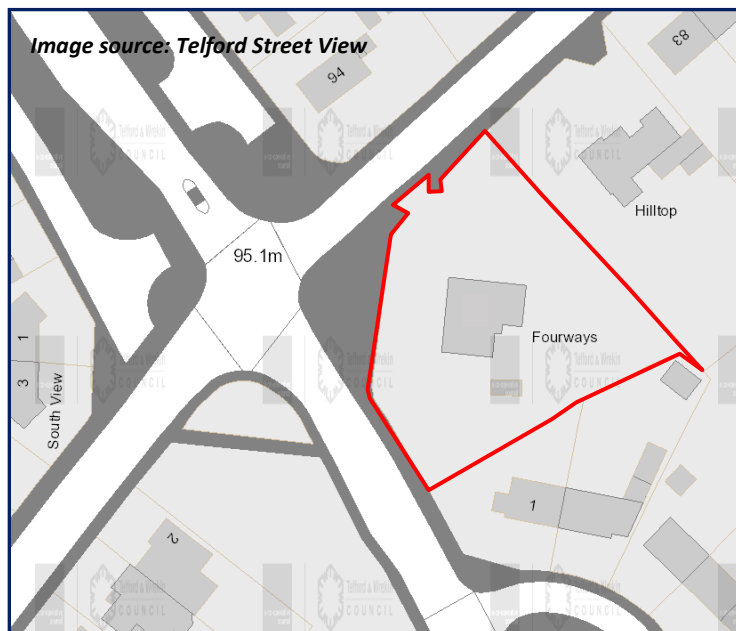
Offers are invited in the region of **£150,000** for the freehold interest with vacant possession on completion.

Energy Performance Rating

Energy Performance Asset Rating: TBC

General Conditions and Contaminations

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.



For Reference purpose only

Scale: Not to Scale

Rights of Way, Wayleaves etc.

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may exist whether mentioned in these particulars or not.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. TEL: 01952 380000.

Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

VAT

It is understood that the Landlord has not elected to charge VAT on the property.

Viewing

Strictly by appointment with the sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

December 2019

TSR House

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Also at

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Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

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