



FOR SALE



**A Freehold Place Of Worship, Suitable For A Variety Of
Uses, Subject To Planning Consent**

Meeting Hall, Bank Road, Dawley, Telford, TF4 2AZ

**OFFERS BASED ON:
£450,000**

KEY FEATURES

Substantial two story property with potential for redevelopment (subject to consent) .

Large car park to the rear.

Set on 0.31 acre.

Approximately 3,000 sq. ft. over ground and first floors.

GUIDE PRICE

Offers based on £450,000 for the freehold interest



LOCATION

The property is located towards the end of Bank Road, in the district of Dawley. Bank Road can be easily accessed from Concorde which leads directly off the Dawley Bank Roundabout.

Dawley is a town within Telford and Wrekin and has all local amenities. The town had a population of 11,399 at the 2011 census. The nearest railway station is Telford Central and is located within proximity of the M54 which provides access to the national road network. Dawley is situated approximately 1.8 miles south of the town of Telford.

Significant investment and regeneration in recent years has seen Telford become the fastest growing town in the West Midlands. Located 35 miles west of Birmingham and 15 miles east of Shrewsbury in the West Midlands with excellent transport links.

DESCRIPTION

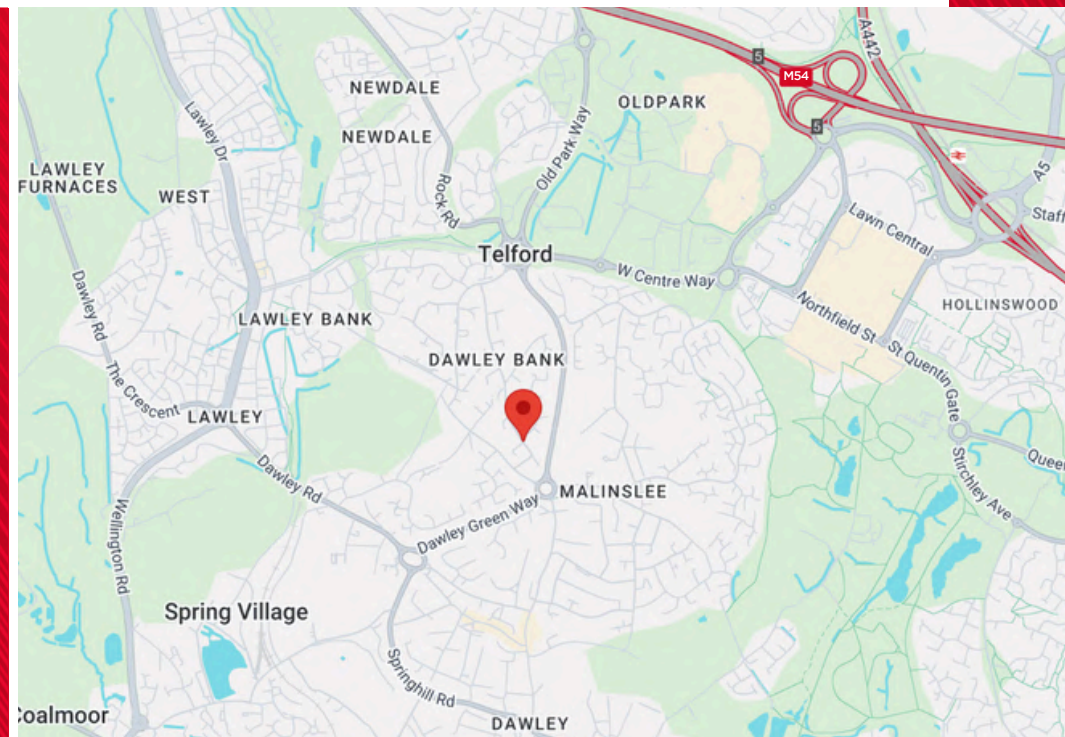
The property comprises a two storey place of worship that is considered ideal for a variety of uses (subject to planning consent). The accommodation extends to approximately 3,000 sq. ft. over ground and first floors comprising a variety of offices, meeting rooms and ancillary areas.

ACCOMMODATION

Ground Floor – Main foyer, principle meeting room with mezzanine floor, further meeting room, store room & WC's.
First Floor – Mezanine floor, meeting room, 2 offices & kitchen.
External – Large rear car park, and gated side driveway.

PLANNING

The property falls under use class F1 (Non-residential institutions (education, art gallery, museum, public library, public exhibition hall, places of worship, law courts). All planning enquiries should be directed to Telford & Wrekin Council planning department on 01952 380380 or email: planning.control@telford.gov.uk



EXTERNAL

A significant benefit to this opportunity, is the separate access and rear car park. At the end of Bank Road, a gated private driveway leads around to the back of the property where a large park is situated, providing ample parking and rear access to the property.

SITE AREA

The property is situated on a total site area of 0.31 acre (0.13 hectares).

TENURE

Freehold with vacant possession.

VAT

We are advised that VAT is not applicable.

LEGAL COSTS

Each party are responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

GUIDE PRICE

Offers are invited on £450,000 for the freehold interest.



CONTACTS

James Mattin

0121 524 1172
jmattin@bondwolfe.com

George Bassi

0121 524 2583
georgebassi@bondwolfe.com

Bond Wolfe
bw



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.