



# FOR SALE

Bond Wolfe  
**bw**



**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:  
**£395,000**

## KEY FEATURES

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

**Large car park to the rear.**

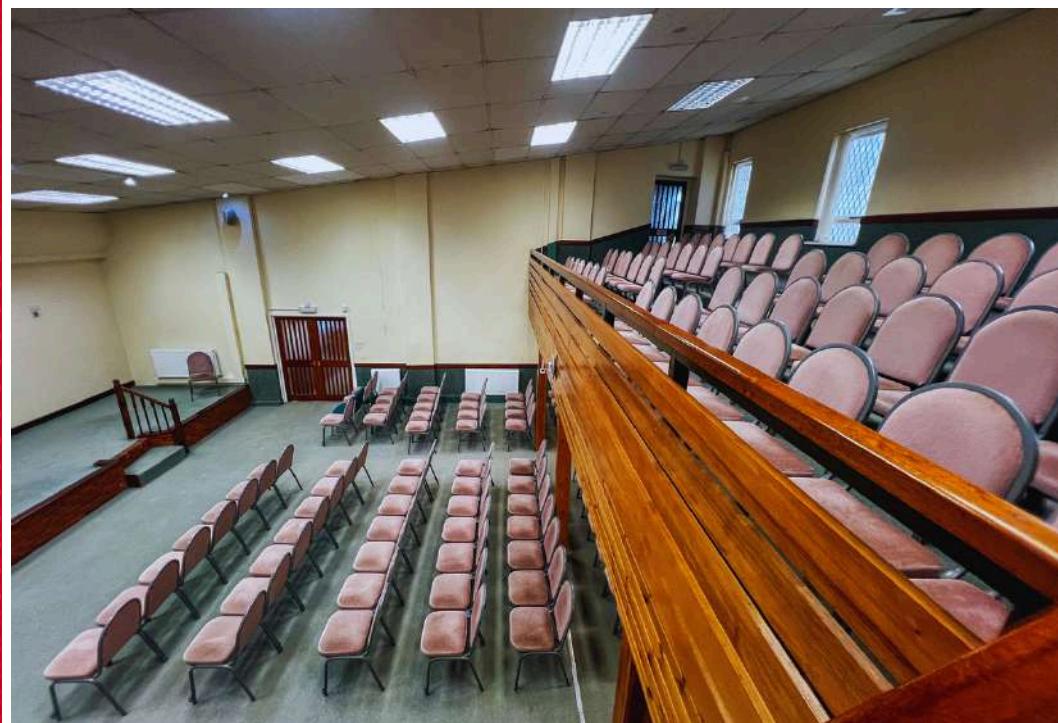
**Set on 0.31 acre.**

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

## GUIDE PRICE

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**Offers based on £395,000 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

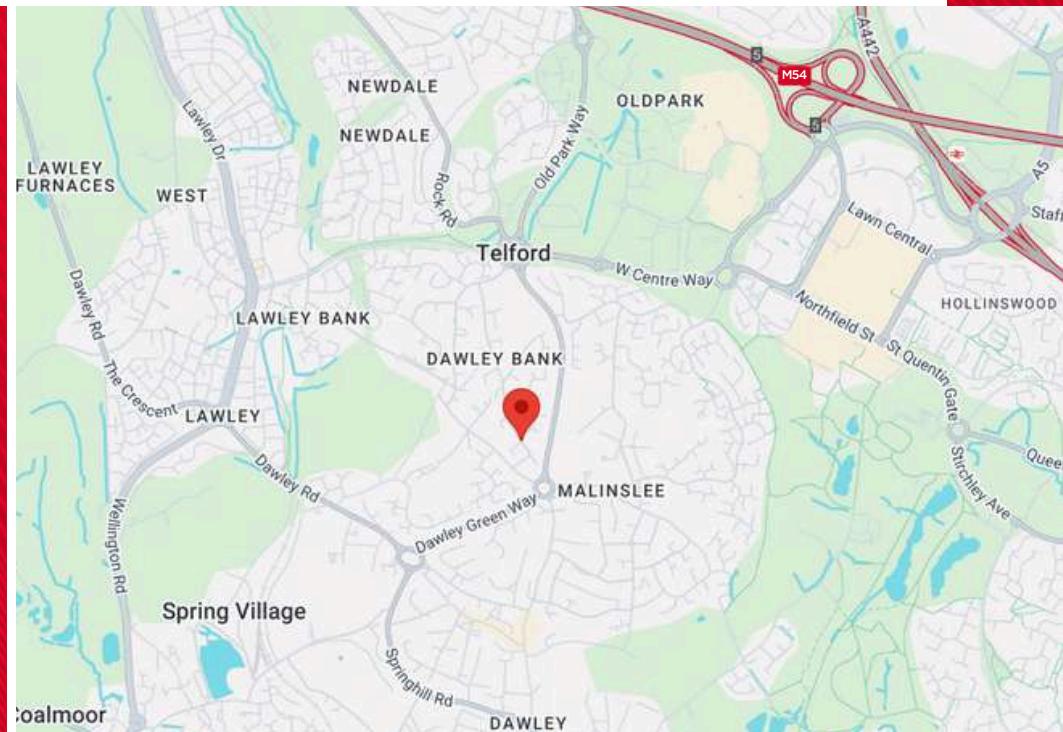
Ground Floor - Main foyer, principle meeting room with mezzanine floor, further meeting room, store room & WC's.

First Floor - Mezzanine 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](mailto: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 £395,000 for the freehold interest.



# CONTACTS

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