

**FOR SALE**

**ALL ENQUIRIES**

**COMMERCIAL/RESIDENTIAL OPPORTUNITY**



**PRICE:  
OFFERS IN THE REGION  
OF £300,000  
(EXCLUSIVE)**

A RARE OPPORTUNITY TO PURCHASE A FORMER WESLEYAN CHURCH IN THE SOUGHT AFTER AREA OF COALBROOKDALE WHICH IS SUITABLE FOR A VARIETY OF RESIDENTIAL AND COMMERCIAL USES (SUBJECT TO STATUTORY CONSENTS)

**THE OLD WESLEYAN CHAPEL, CHURCH ROAD, COALBROOKDALE, TELFORD, SHROPSHIRE, TF8 7NS**

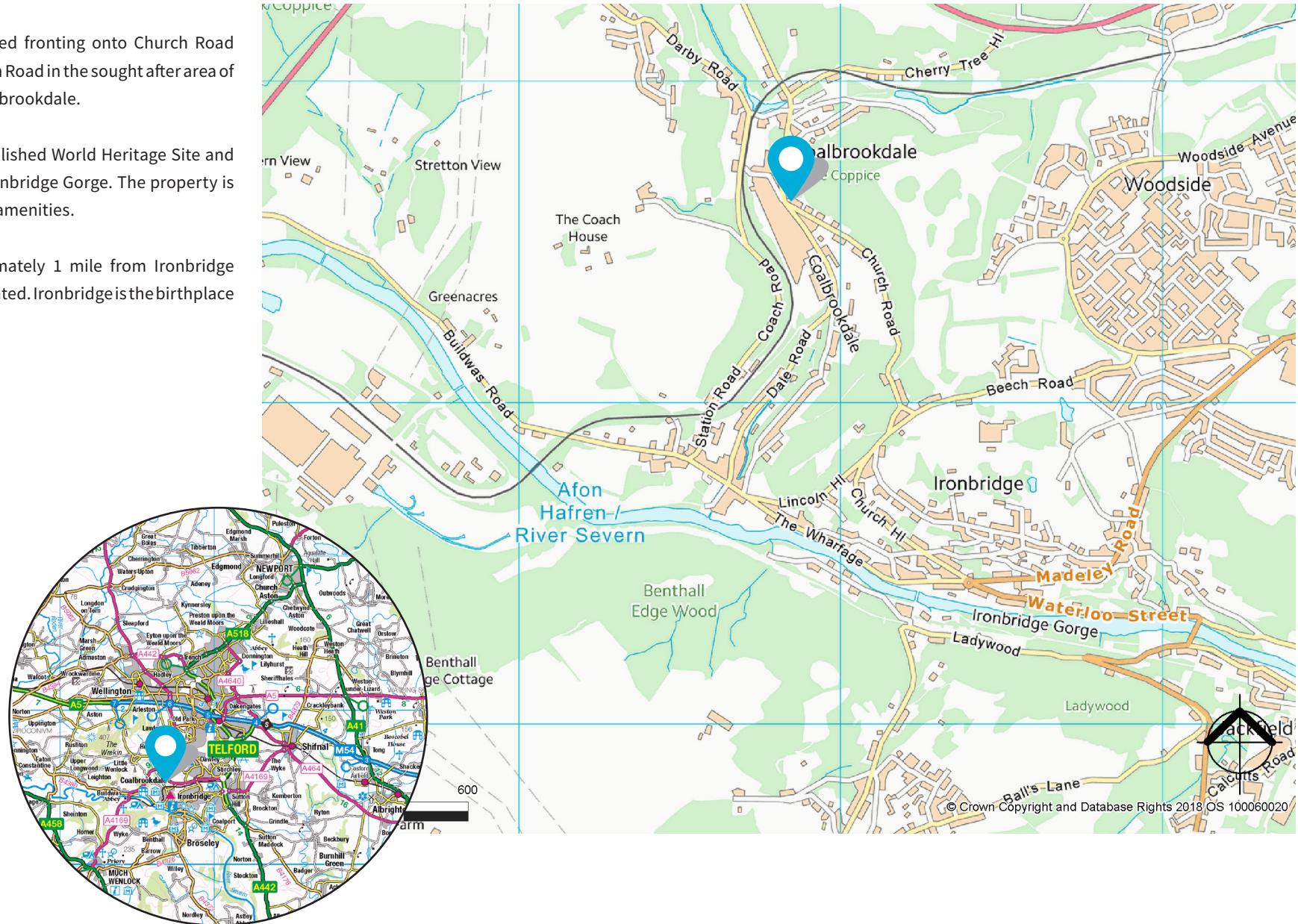
- Prominently located in the sought after area of Coalbrookdale in the Ironbridge Gorge
- Total Gross Internal Floor Area 4,982 ft sq (462.79 m sq) arranged over two floors
- Prestigious Grade 2 listed Former Chapel situated within the Conservation Area, suitable for a variety of uses, in particular residential use (subject to statutory consents)

## SITUATION

The property is prominently located fronting onto Church Road close to the junction with Wellington Road in the sought after area of the Ironbridge Gorge Known as Coalbrookdale.

The property is located in an established World Heritage Site and Coalbrookdale is a village in the Ironbridge Gorge. The property is located within proximity of all local amenities.

Coalbrookdale is located approximately 1 mile from Ironbridge where the Historic Ironbridge is situated. Ironbridge is the birthplace of the industrial revolution.



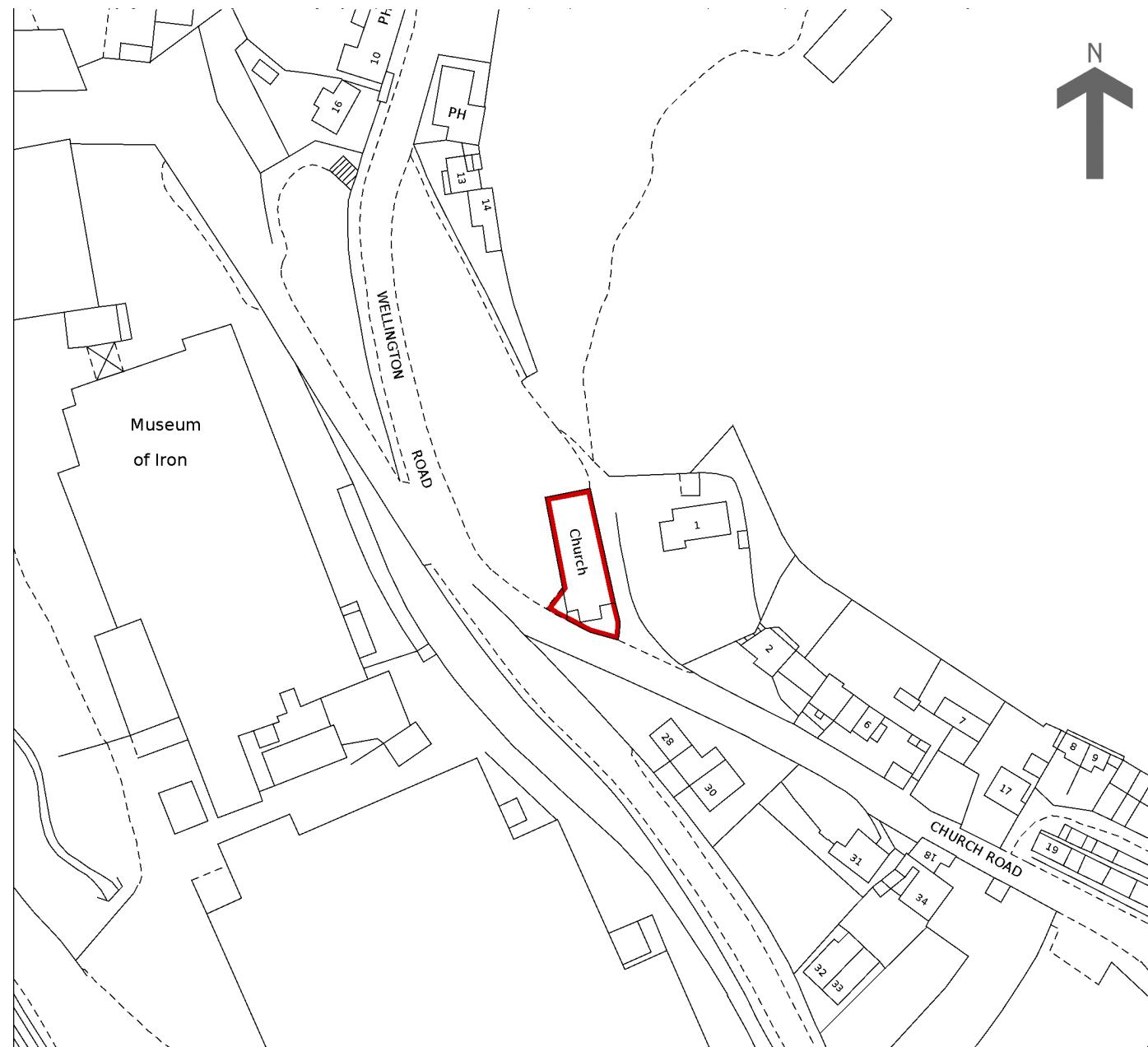
## DESCRIPTION

The property provides a detached former Wesleyan chapel that is understood to be Grade 2 Listed. It is of traditional construction and arranged to provide a Total Gross Internal Floor Area of approximately 4,982 ft sq (462.79 m sq) over the ground, first and half landing areas.

The property provides on the ground floor a Total Gross Internal Floor Area of approximately 2,392 ft sq (22.18 m sq) that provides open plan accommodation and offices and welfare facilities. The half landing area provides a Total Gross Internal Floor Area of approximately 287 ft sq (26.63 m sq) that provides offices and welfare facilities and the first floor provides an open plan area that provides a Total Gross Internal Floor Area of approximately 2,303 ft sq (213.94 m sq).

The property would lend itself to a wide variety of residential and commercial uses, subject to statutory consents. The property is held under the ownership of Title Number SL1658607.

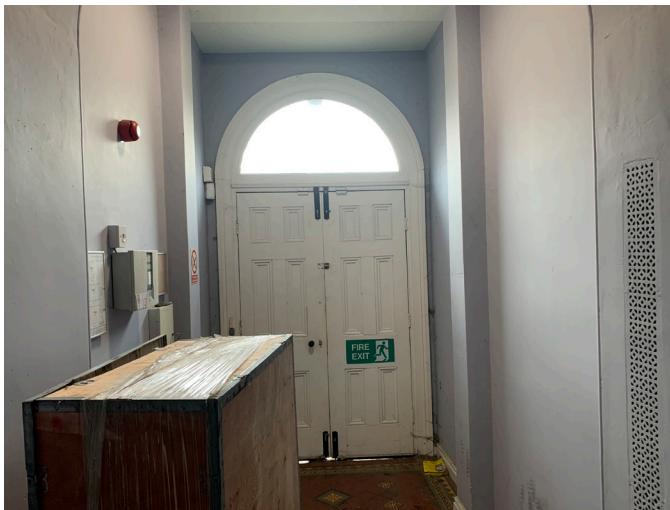
The ownership includes a small external area accessed from Church Road, but it should be noted by purchasers that the title does not include the car parking area currently to the left of the land ownership which is a car parking area. It is currently the subject of a claim of possessory title by the vendors and further details can be provided upon request.



FOR SALE

ALL ENQUIRIES

COMMERCIAL/RESIDENTIAL OPPORTUNITY



#### ACCOMMODATION

(All measurements approximate)

	MSQ	SQFT
<b>GROUND FLOOR</b>		
Total Gross Internal Floor Area	222.18	2,392
<b>HALF LANDING AREA</b>		
Total Gross Internal Floor Area	26.63	287
<b>FIRST FLOOR</b>		
Total Gross Internal Floor Area	213.94	2,303



FOR SALE

ALL ENQUIRIES

COMMERCIAL/RESIDENTIAL OPPORTUNITY



FOR SALE

ALL ENQUIRIES

COMMERCIAL/RESIDENTIAL OPPORTUNITY



## PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to be Grade 2 listed and located in a World Heritage Site and Conservation Area.

The property has previously been used for a variety of uses falling in Use Class B1, D2 and D1. The property has most recently been used as a gym on the first floor.

The property would lend itself to a variety of uses subject to statutory consents, in particular residential conversion. Planning applications in conservation areas and listed building applications, are required to 'pay special attention' to the desirability of preserving or enhancing the character or appearance of the area and the special interest of the building. This means that there's a higher standard of design required in conservation areas than elsewhere. Further information available from the selling agents.

## RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

### GROUND FLOOR

Rateable Value (2021/22)	£5,300
Rates Payable (2021/22)	£2,645

### FIRST FLOOR

Rateable Value (2021/22)	£7,000
Rates Payable (2021/22)	£3,493

However, interested parties should make their own enquiries to the local authority.

### SERVICES

(Not tested at the time of inspection)

Mains water, electricity and drainage are understood to be connected to the property



### EPC

The EPC for the property is D (82)

### TENURE

The property is offered for sale freehold with vacant possession under Title Number SL165807.



### PRICE

Offers in the region of £300,000 (Exclusive)

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the transaction.

### VAT

The property is elected for VAT and therefore VAT will be payable.

### LOCAL AUTHORITY

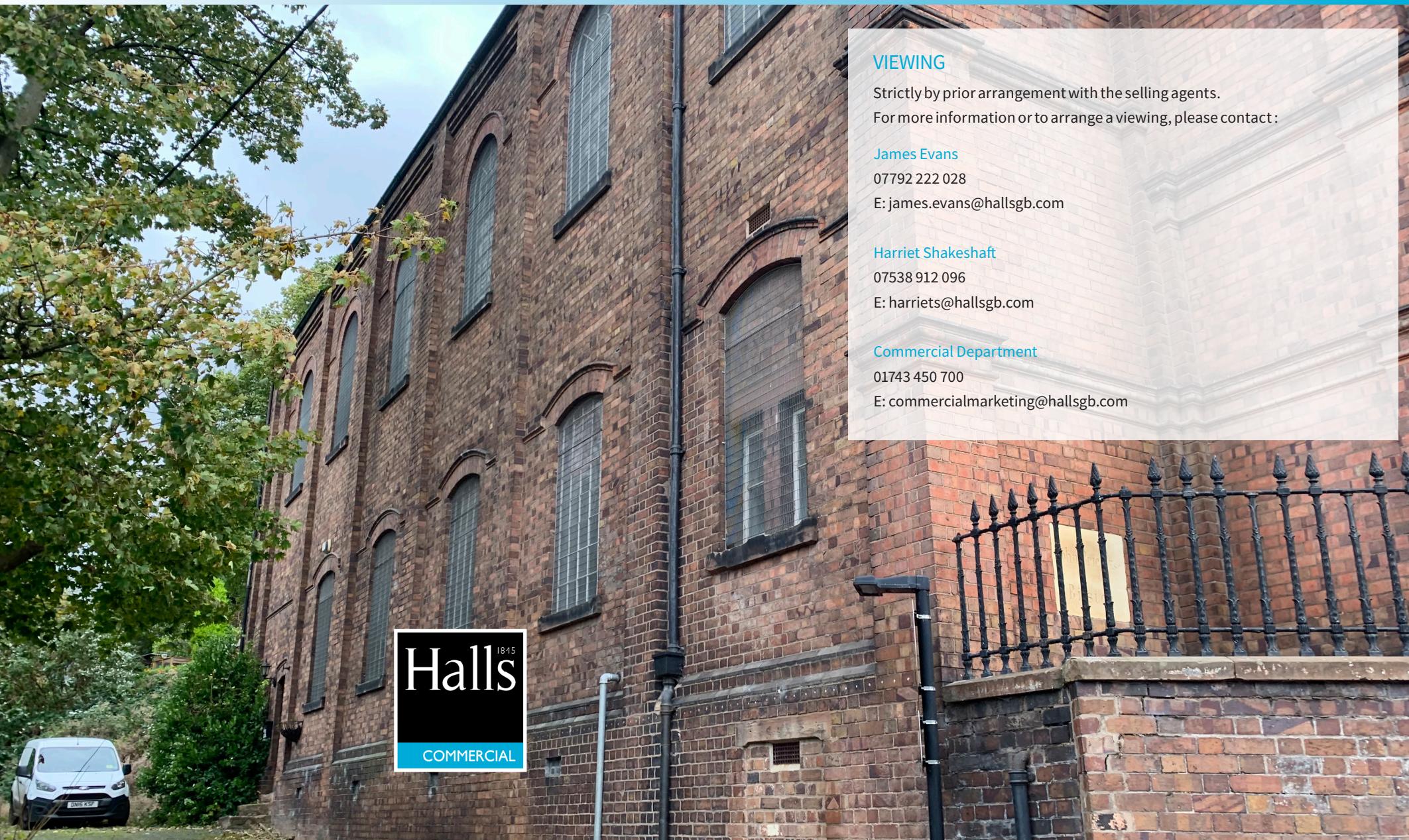
Southwater One, Southwater Square, Southwater Way,  
Telford, TF3 4JG

Telephone: 01952 380000

FOR SALE

ALL ENQUIRIES

COMMERCIAL/RESIDENTIAL OPPORTUNITY



#### VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact:

James Evans

07792 222 028

E: [james.evans@halls.com](mailto:james.evans@halls.com)

Harriet Shakeshaft

07538 912 096

E: [harriets@halls.com](mailto:harriets@halls.com)

Commercial Department

01743 450 700

E: [commercialmarketing@halls.com](mailto:commercialmarketing@halls.com)

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority

to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the use stated in these particulars and should check their proposed use with the relevant Planning Authority.