

FOR SALE

SUBSTANTIAL TOWN CENTRE DEVELOPMENT SITE



**PRICE:**  
**OFFERS OVER**  
**£800,000 (Exclusive)**

A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL TOWN CENTRE DEVELOPMENT SITE IN THE TOWN CENTRE OF MARKET DRAYTON

**117 CHESHIRE STREET, MARKET DRAYTON, SHROPSHIRE, TF9 1AE**

- Total Site Area 0.5 acres (0.2 hectares)
- Variety of existing property structures with a Total Gross Internal Floor Area of 11,424 ft sq (1,061.2 m sq) and a basement area including a landmark building known as The Tower
- Located in close proximity to all local amenities and an ideal residential development site (subject to statutory consents)
- Significant potential for development or owner occupation

### SUMMARY

- A rare opportunity to acquire a substantial Town Centre development site in the town centre of Market Drayton
- Total Site Area 0.5 acres (0.2 hectares)
- Variety of existing property structures with a Total Gross Internal Floor Area of 11,424 ft sq (1,061.2 m sq) and a basement area including a landmark building known as The Tower
- Located in close proximity to all local amenities and an ideal residential development site(subject to statutory consents)
- Significant potential for Development or owner occupation

### LOCATION

The property is located in close proximity to a Morrisons supermarket, a Shell filling station and garage, Market Drayton Medical practice, and it is centrally positioned to many residential properties including two areas dedicated to retirement living.

Market Drayton is an established market town in North Shropshire with a population of about 10,000 people. The town is located approximately 20 miles from the County Town of Shrewsbury and approximately 22 miles from the town of Telford and approximately 17 miles from the city of Stoke. Market Drayton benefits from good connectivity to the national road network.

### DESCRIPTION

The property comprises of a site with a Total Site Area of 0.5 acres (0.2 hectares) with a site frontage of approximately 30.58 metres and a depth of approximately 62.78 metres.

The front of the site provides to part of the front a 6 Storey building known as the Tower which makes the site a landmark building.

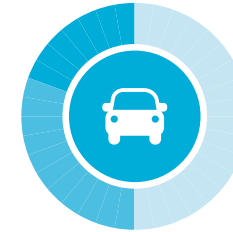
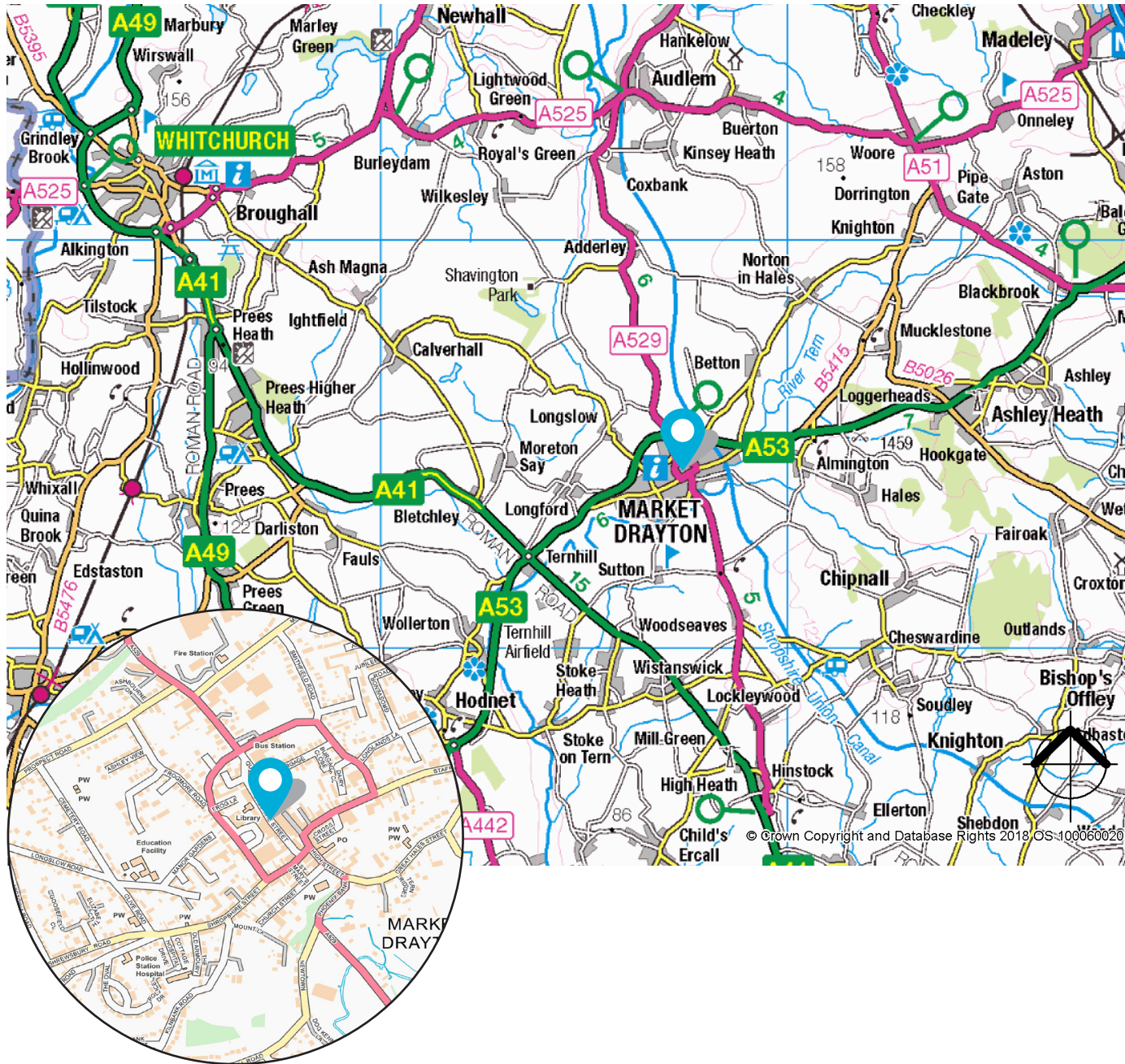
The property would lend itself ideally to a comprehensive scheme of development for residential or commercial purposes, subject to statutory consents. The property comprises of a variety of accommodation providing offices, workshop and former retail space. The buildings provide a Total Gross Internal Floor Area of 11,424 ft sq (1,061.2 m sq) arranged over all the floors.

The property is accessed directly off Cheshire Street and provides an external yard area providing a yard and car parking.

The tower was constructed in 1899 as a Purpose built premises for Wright's Crown Brewery Limited. The property is of brick construction and is arranged over a basement, ground and upper floors. It benefits from a number of period features that can only be appreciated upon inspection. The rest of the property provides a former gym and warehouse and a commercial premises currently occupied by a removal company. The structures are of a variety of constructional types.

Detailed plans of the property and the buildings including a site survey are available from the selling agents upon request.

Within the yard area there is a detached commercial unit that is of steel portal framework clad in block work and profile sheeting.



**STOKE ON TRENT**  
17 MILES  
**TELFORD**  
21 MILES  
**SHREWSBURY**  
24 MILES



**BIRMINGHAM**  
2H 20M\*  
**LONDON**  
2H 31M\*

\*Public transport travel times may have been impacted due to COVID-19

**PLANNING**

(Prospective purchasers should make their own enquiries.)

The property would lend itself to a comprehensive scheme of residential and commercial development, subject to statutory consents. There is existing planning permission for change of use to form 6 apartments under planning reference 13/03051/FUL. Alternatively the property would lend itself to continued commercial use.

The Tower part of the site is Grade 2 listed and the rest of the property is listed by attachment.

Part of the property has most recently been used as a gym falling within Use Class D2 of The Town and Country Use Classes Order 1987 and part of the property is currently in commercial use as a removal company falling in Use Class B8 of The Town and Country Use Classes Order 1987.

## ACCOMMODATION

The property provides the following Gross Internal Floor Area. The accommodation has been measured in accordance with the RICS Code of Measuring Practice

	SQFT	MSQ
Ground Floor		
Total Gross Internal Floor Area of main property	6,534	607
Rear Building Structure	671.67	62.4
First Floor	1,346.57	125.1
Second Floor	545.73	50.7
Third Floor	582.33	54.1
Fourth Floor	582.33	54.1
Fifth Floor	622.15	57.8
Basement	870.80	80.9
Detached	702.13	65.23
<b>TOTAL SITE AREA</b>	<b>0.5 acres (0.2 hectares)</b>	
Site Frontage	30.58 metres	
Depth	62.78 metres	





### RATEABLE VALUE

We have made online enquiries to the local charging authority and we understand as follows:

Workshop and Premises, 117 A, Cheshire Street, Market Drayton, Shropshire, TF9 1AE

**Rateable Value 2019/2020** £5,500

**Rates Payable 2019/2020** £2,700

Warehouse and Premises, 117, Cheshire Street, Market Drayton, Shropshire, TF9 1AE

**Rateable Value 2019/2020** £13,250

**Rates Payable 2019/2020** £6,506

Workshop and Premises, 117, Cheshire Street, Market Drayton, Shropshire, TF9 1AE

**Rateable Value 2019/2020** £4,200

**Rates Payable 2019/2020** £2,062

Tower Health Club 117, Cheshire Street, Market Drayton, Shropshire, TF9 1AE

**Rateable Value 2019/2020** £16,250

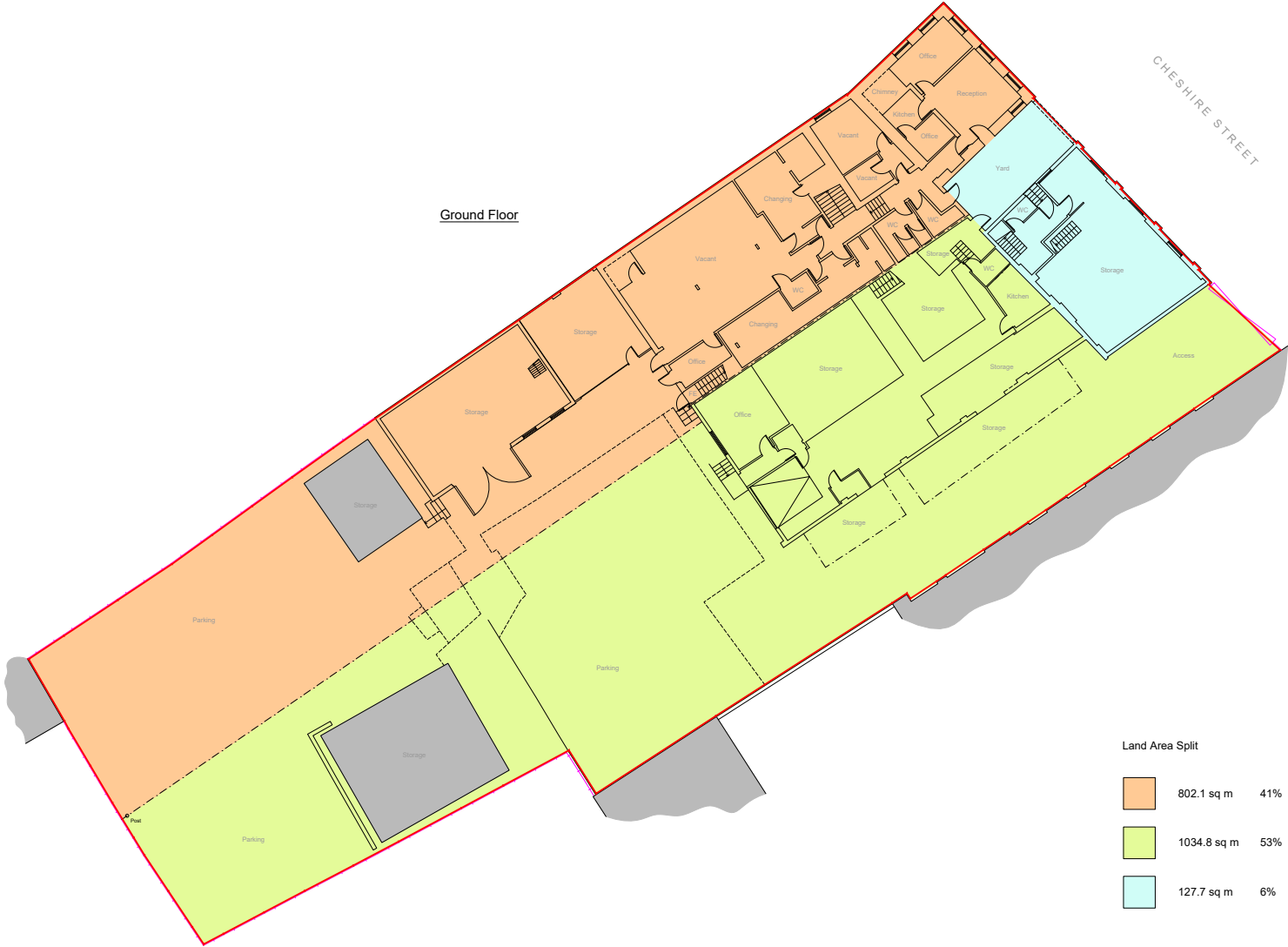
**Rates Payable 2019/2020** £7,979

Workshop at Rear of 117, Cheshire Street, Market Drayton, Shropshire, TF9 1AE

**Rateable Value 2019/2020** £8,900

**Rates Payable 2019/2020** £4,370

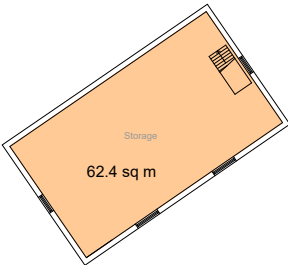
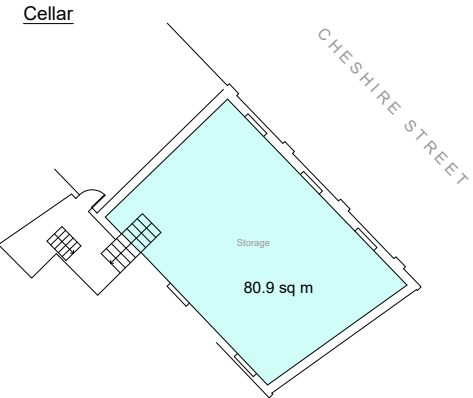
Interested parties are to rely on their own enquiries to the local authority



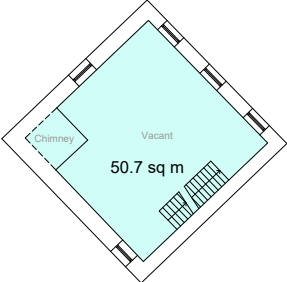
Land Area Split

Orange	802.1 sq m	41%
Green	1034.8 sq m	53%
Cyan	127.7 sq m	6%
Red outline	Total Land Area	
	1964.6 sq m	100%

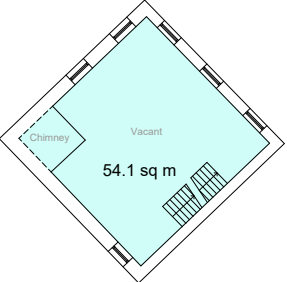




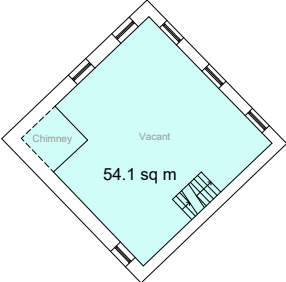
Second Floor



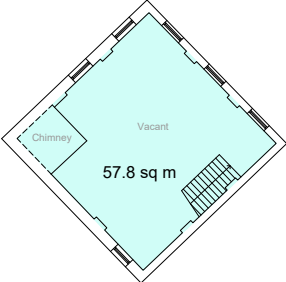
Third Floor



Fourth Floor



Fifth Floor



## SERVICES

(No services were tested at the time of our inspection)  
Prospective purchasers are to rely on their own enquiries.

Mains water, electricity, drainage are connected to the property.  
The property benefits from an oil fired central heating.

## EPC

To order

## TENURE

Freehold held under the ownership of Property Title Numbers  
SL54588, SL161747 and SL163204

## LICENCE

The business benefits from a valuable licence for Waste Transfer and  
Treatment metals recycling category 5 and an operators licence.  
And is also a fully licensed ATF site (Authorised Treatment Facility)  
issued by DVLA.

## PRICE

Offers over £800,000 (Eight hundred thousand pounds) (Exclusive)

## VAT

The property is understood not to be elected for VAT

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in  
respect of the sale of the business and property.



## LOCAL AUTHORITY

Shropshire Council,  
Shirehall,  
Abbey Foregate,  
Shrewsbury  
SY2 6ND

Telephone: 0345 678 9000



## DATA ROOM

Information is available relating to the property within the Data  
Room, which is available from the selling agents upon request.



## VIEWING

Strictly by prior arrangement with the selling agent.

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

**James Evans** 07792 222 028

E: james.evans@hallsgb.com

**Lucy Wilde** 07538 912 096

E: lucyw@hallsgb.com

**Ben Hughes** 07795 486 267

E: benh@hallsgb.com

**Sarah Davies** 01743 450700

E: sarahd@hallsgb.com

