



Clarence House & Cottages, Queen Street
Market Drayton, TF9 1PS

Helping *you* move





Being offered as one package is Clarence House and two character Cottages to the rear. The two Two-Bedroom Cottages are the former stables and Clarence House is currently divided into six Retail/Commercial Suites. The properties are set in an enviable location in the heart of Market Drayton and are offered to the market with No Upward Chain.

- A Fantastic Town Centre Investment or Development Opportunity
- An Imposing Victorian Town House and Two Two-Bedroom Cottages
- Clarence House is currently set up as Five Offices and One Retail unit, with an extensive Cellar. There is Parking in the rear Courtyard Parking for 1-2 Cars for the Cottages only.
- Council Tax Bands and EPC Ratings vary. No Upward Chain
- Clarence House was previously converted to flats so there may be the potential for residential development (subject to all the necessary Planning Consents)



Cottage One

The right hand-side of the two Cottages, with Entrance Lobby leading to the Hallway with stairs to the first floor and a useful under stairs cupboard. To the ground floor is the Kitchen with a good range of traditional units and door to the rear Courtyard, and the Lounge with Patio doors that also lead to the rear Courtyard and feature fireplace with coal-effect electric fire. To the first floor are the two Bedrooms and the Shower Room.

Within the Courtyard there is Parking for 1-2 Cars and there is also pedestrian access from the rear of the courtyard. Council Tax Band is B and EPC Rating D. Floor Plan available on request.



Cottage Two

This is the left hand-side of the two Cottages and the larger of the two, with an Entrance Hall with Shower Room and door to the rear Courtyard, Lounge with feature brick fireplace with original cast iron fire, Conservatory and Kitchen with a good range of units. A turning staircase leads up to the first floor with a walk-in closet, Bathroom and two Double Bedrooms.

This cottage also has Parking for 1-2 cars to the front and a good-size rear Courtyard Garden with Greenhouse and raised beds. Council Tax Band is B and EPC Rating D. Floor Plan available on request.



Helping *you* move

Barbers

LOCATION

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 25 minutes' drive (depending on traffic).

SERVICES

We are advised that mains water, drainage, gas and electricity are available, with electric heaters to both the House units and Cottages. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

From our office on Maer Lane turn left and left again by Nagington's Garage, straight over the next mini roundabout onto Queen Street - there's JD Wetherspoons on your left, then the furniture shop and then the impressive Victorian house on the left is Clarence House. You can turn down the side of Clarence House and park in the courtyard behind where you'll also find the two Cottages included in this sale.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01630 653 641 or Email: marketdrayton@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

BARBERS COPYRIGHT

Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market this property and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote the property or the Company. We may use various options for marketing including all social media and mailing campaigns, all designed to help with the sale/rental of your property.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

TENURE

We are advised that the House and Cottages are Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

EPC RATINGS

Cottage 1 - D
Cottage 2 - D
Clarence House
Suite 1 - D
Suite 2 - E
Suite 3 - E
Suite 4 - E
Suite 5 - E
Suite 6 - D

COUNCIL TAX BANDS

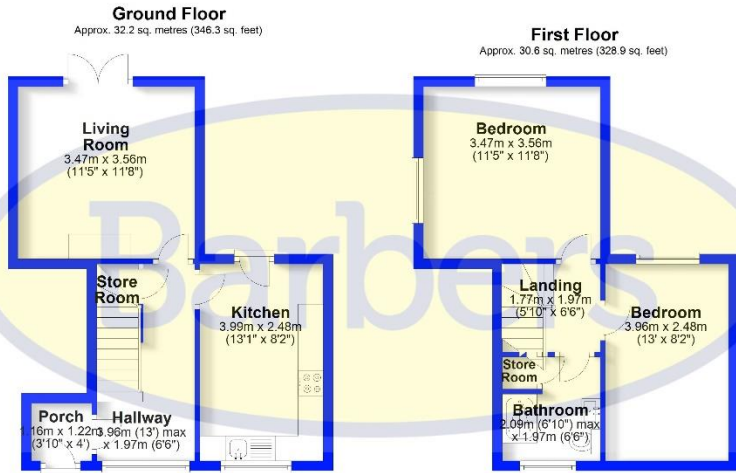
Cottage 1 - B
Cottage 2 - B

RATEABLE VALUES

Suite 1 - £3550
Suite 2 - £3400
Suite 3 - £4200
Suite 4 - £2700
Suite 5 - £1650
Suite 6 - £4400

MD32487150223

Clarence Cottage 1



Total area: approx. 62.7 sq. metres (675.2 sq. feet)

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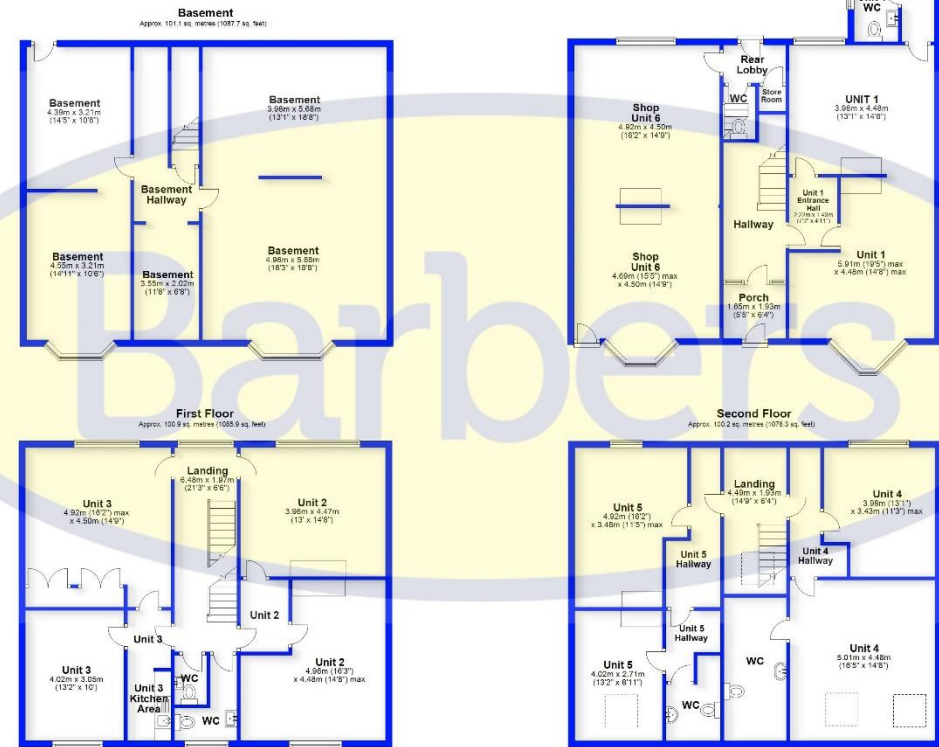
Clarence Cottage 2



Total area: approx. 81.6 sq. metres (878.4 sq. feet)

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Clarence House



Total area: approx. 410.5 sq. metres (4418.1 sq. feet)

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