



Peter  
Richards  
& Co.



**FOR SALE Offers in excess of £300,000**

**BUILDING PLOT & RESIDENTIAL CONVERSION OPPORTUNITY - FORMER  
EDGMOND METHODIST CHAPEL**

Shrewsbury Street, Edgmond, Newport, Shropshire TF10 8HT

Attractive development site, including detailed planning consent for a detached house and the renovation of the existing Chapel into 2no residential units.

# LOCATION

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## SITUATION

The site is located within the village of Edgmond, located just outside Newport.

Edgmond lies approximately 9 miles from central Telford, 10 miles from Market Drayton, 15 miles from Stafford and 17.5 miles from Shrewsbury.

The village is well serviced, being close to a number of trunk roads such as the A41, A442 and M54.

The site is close to facilities within the wider parish, such as Harper Adams University, secondary & primary schools.

There is a Post Office within the village store and 2 pubs, The Lion & The Lamb.

## LOCATION PLAN



## DIRECTIONS

**From Newport** | Take the Chetwynd Road from Newport, go past TFM on the left, at the next island, turn left onto the B5062. Follow this into Edgmond. Turn left onto Shrewsbury Road at the Lamb Inn junction. Follow the road & you will see Edgmond Village Hall on the left, the property is on the opposite side of the road.

# DETAILS

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## PLANNING

The property has the benefit of full planning permission: **TWC/2020/0814** which allows construction of a detached 3/4 bedroom house on the former Sunday School plot with a gross internal area of 1,700 sq ft (158 sq m)

The planning consent also allows for the conversion of the Chapel into 2no residential apartments – one 1-bed apartment and one 2-bed apartment.

Detailed plans are available from the agent upon request.

## PLANNING CONDITIONS

Purchasers should familiarise themselves with the permissions in place and be aware of the requirement to discharge relevant conditions.

## SERVICES

It is understood that there is mains foul water sewer, electricity and water in the vicinity. Further details available on request, but interested parties should make their own enquiries as necessary.

## LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000

## TENURE AND RIGHTS OF WAY

Freehold: The property is available to purchase freehold with vacant possession.

It should be noted that the cemetery immediately to the rear of the chapel is not included within the development site and will remain in the ownership of the vendor.

Rights of way will be granted to the vendor in order to access the cemetery to the rear of the site for ongoing maintenance and associated car parking.

The vendors are minded to grant the purchaser a licence to maintain the cemetery to protect the amenity of the proposed dwellings, subject to further discussions with both parties solicitors, subsequent to agreeing terms.

# THE SITE

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## APPROVED SITE PLAN

The site extends to approximately 0.27 acres (0.1 hectares) including a former Sunday School building, which is currently in a dilapidated state and will be demolished as part of the development.



# HOUSE TYPE

## ELEVATIONS & FLOORPLANS



Conversion of existing Chapel building into 2no residential apartments.

Detached 3/4 bedroom property on site of former Sunday school building.

# MORE INFORMATION

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## GET IN TOUCH

For more detailed information, to see full plans or to book a viewing of this site, please contact Peter, Holly or Louise at Peter Richards & Co. on the details below. Viewing is strictly by appointment.

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## PETER RICHARDS & CO. PROPERTY CONSULTING

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