



FOR SALE

Offers in the Region of £200,000

Upper House Church Street, Madeley, Telford, TF7 5BW

For Sale by Modern Method of Auction. Guide Price £250,000 Plus reservation fee.
This expansive period property is steeped in history, and provides scope for a wide range of uses (subject to planning permission).

https://www.iamsold.co.uk/property/285e43135c684cea80ae5d589ccaa1c2/?search_id=f35eb69ee8e94d67a8cd2afd94bb2d2c





4 Reception
Room/s



7 Bedroom/s



3 Bath/Shower
Room/s

- Complete Refurbishment Required
- Lapsed Planning Permission for 8 Apartments
- Grade II Listed
- Period Features
- Close to Amenities
- Viewing by Appointment Only

For Sale by Modern Method of Auction. Guide Price £225,000 Plus reservation fee.

DESCRIPTION

Rich in history and character, this impressive three-storey Grade II listed residence is believed to have been constructed around 1621 by Francis Woolfe. Currently arranged to offer up to 18 offices across its expansive layout, the property presents an exciting opportunity for commercial use or, for the discerning buyer, a remarkable canvas to reimagine as a bespoke private residence.

Upper House stands proudly on Church Street, one of Madeley's most historic locations. The adjoining 17th-century barn adds further intrigue, famed as a hiding place for King Charles II during his escape following the Battle of Worcester.

The property is brimming with period features that echo its long heritage—exposed timbers, mullion and gothic-style windows, chamfered ceiling beams, and a beautiful stone staircase to the rear of the main range. Local lore also suggests the existence of a priest hole within what was once the original drawing room, though this has not been verified.

While the property has more recently been utilised as a suite of offices over three floors, it holds significant potential for transformation. Subject to Listed Building Consent and appropriate planning approval, it could be restored into a grand family home or perhaps redeveloped into a collection of luxury apartments, and has lapsed planning permission to do that.

Viewings are strictly by appointment with the selling agent, and access to the site is prohibited without the agent accompanying prospective purchasers. An Open Day has been scheduled for Wednesday 15th October at 1-3pm.

LOCATION

Located in the well-established residential area of Madeley, the property benefits from a variety of nearby shops and leisure amenities. The UNESCO World Heritage Site of Ironbridge Gorge lies approximately 1.5 miles away. An excellent road network provides convenient access to all parts of the Telford area, including the modern shopping and leisure facilities at Telford Town Centre.

AUCTION TERMS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

LOCAL AUTHORITY

Telford and Wrekin Council

GENERAL REMARKS

Please be advised that this property is currently registered for commercial use.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

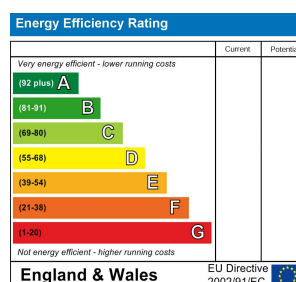
VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent. Please be advised that the property has been boarded up for security purposes, therefore an Open Day has been scheduled for Wednesday 15th October at 1-3pm. Viewings outside this time will not be carried out. A further Open-Day may be arranged subject to demand.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

Telford Sales

32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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