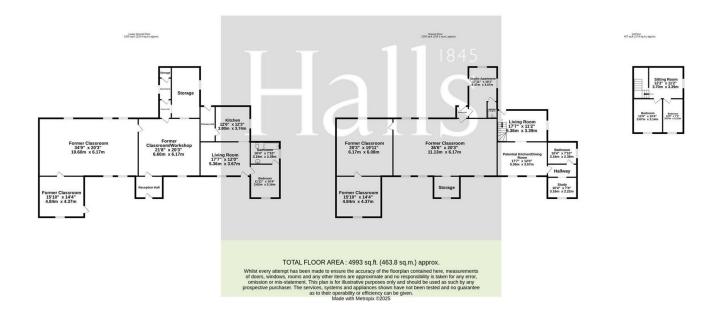
FOR SALE

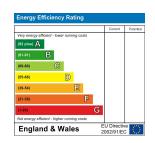
The Blue School St. Lukes Road, Ironbridge, Telford, TF8 7PU



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@hallsgb.com









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FOR SALE

Auction Guide Price £100,000

The Blue School St. Lukes Road, Ironbridge, Telford, TF8 7PU

*** OPEN DAYS - BY APPOINTMENT ONLY - WEDNESDAY 5TH NOVEMBER 12-2PM / FRIDAY 21ST NOVEMBER 2:30-4:30PM *** Being offered via the traditional method of auction. Grade II listed former school in the heart of the Ironbridge Gorge World Heritage Site, offering a 2-bedroom duplex, 1-bedroom apartment, studio, and spacious former classrooms. Includes two parcels of land with development and parking potential (STPP).





















 OPEN DAYS - WEDNESDAY 5TH NOVEMBER 12-2PM / FRIDAY 21ST NOVEMBER 2:30-4:30PM

Desirable Location

Exciting Renovation Opportunity

Grade II Listed Former School

NO ONWARD CHAIN

DESCRIPTION

*** OPEN DAYS - WEDNESDAY 5TH NOVEMBER 12-2PM / FRIDAY 21ST NOVEMBER 2:30-4:30PM *** Nestled within the heart of the Ironbridge Gorge World Heritage Site, this charming Grade II listed former school offers endless potential (STPP). Brimming with character and space, it features a 2-bedroom duplex, 1-bedroom apartment, and studio, alongside generous former classrooms filled with light and history. Two separate parcels of land, including one with parking potential (STPP), make this a truly unique opportunity to create something special in a breathtaking setting.

LOCATION

Ironbridge is a renowned historic area nestled within the Severn Gorge, one of England's most striking and distinctive landscapes. The picturesque town centre lies beside the River Severn, where the slopes of the Gorge are adorned with an appealing blend of grand, detached period homes and quaint hillside cottages. Steeped in history, this remarkable area was a focal point of the Industrial Revolution and gained international fame in 1779 with the construction of the world's first iron bridge.

ROOMS

LOWER GROUND

FORMER CLASSROOM 34'9" x 20'2"

FORMER CLASSROOM

15'10" x 14'4"

FORMER CLASSROOM/WORKSHOP

11'9" x 20'2'

STORAGE

KITCHEN

12'5" x 12'3"

LIVING ROOM 17'7" x 12'0"

BATHROOM

10'4" x 7'9"

BEDROOM 11'10" x 10'4"

GROUND FLOOR

FORMER CLASSROOM

20'2" x 19'11"

FORMER CLASSROOM

36'6" x 20'2"

FORMER CLASSROOM

15'10" x 14'4"

STUDIO APARTMENT

17'11" x 10'0"

LIVING ROOM

17'7" x 11'1"

POTENTIAL KITCHEN/DINER

17'7" x 12'0"

BATHROOM

10'4" x 7'9"

STUDY 10'4" x 7'3"



FIRST FLOOR

SITTING ROOM 12'1" x 11'1"

BEDROOM 12'0" x 10'3"

BEDROOM

12'0" x 7'3' **TENURE**

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

METHOD OF SALE

The property will be offered for sale by Public Auction on Friday 28th November 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2 pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACTS & LEGAL PACK

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors solicitors: Mrs Anna Hunt of Elliott Bridgman Solicitors, 66-70 Court Street, Madeley, Telford, TF7 5EP or at Halls Telford Branch. Tel: 01952 971800, prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.



BUYERS PREMIUM

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £3,000, plus VAT (£3,600). This will apply if the property is sold before, at or after the Auction.

ADDITIONAL INFORMATION

Please note: the attached plans are for reference only, and should not be relied upon for accuracy.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

GUIDE PRICE/RESERVE

Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures that the property/land will sell for and they may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction), which we expect will be set within the Guide Range or no more than 10% above a single figure guide.