

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Land and building at 'The Old Smithy' Shaw Lane, Albrighton, Shropshire, WV7 3DS

- Rare opportunity to purchase residential barn conversion in sought after location, close to Albrighton village centre
- Existing building footprint approximately 912 sq ft (84.78 sq m)
- Total site area of 0.054 ac (220 sq m) including enclosed garden area
- Sale subject to planning permission considered

The Old Smithy

Shaw Lane, Albrighton

LOCATION

The property is located in the exclusive dormitory village of Albrighton, which lies approximately 5 miles northwest of Wolverhampton and 11 miles east of Bridgnorth. RAF Cosford is close by, as well as Junction 3 of the M54 motorway.

Albrighton village is well served by its own railway station, which is on the Shrewsbury to Wolverhampton line, complemented by a handful of nurseries and primary schools, coffee shops and bars, and a number of social clubs.

The property itself is situated approximately 800 yards from the High Street, in close proximity to a doctor's surgery, local shops and amenities, and the railway station.

The property is approached via a private drive off Shaw Lane.

DESCRIPTION

The property comprises a former blacksmith's shop/barn known as 'The Old Smithy', which is currently derelict and in need of full renovation, but does lend itself nicely to residential conversion, subject to planning permission.

The original detached single storey structure is of stone and solid brick construction beneath a pitched, timber frame and slate roof, having a concrete floor and 4 double door access points along the front elevation.

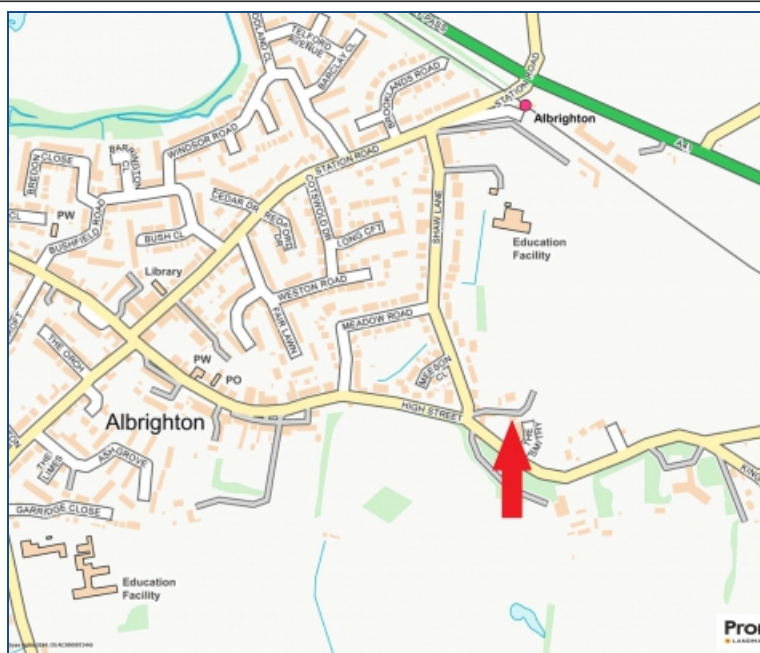
Outside, there is a tarmac area to the front of the building, which provides car parking for 2 vehicles and a small enclosed plot of land/garden ground to the side and rear.

The property is the subject of an unimplemented planning permission for residential development, involving the conversion and extension of the existing building to provide a 2-bedroom dwelling with associated driveway and gardens.

The historic planning consent allows for a hallway, kitchen/diner, master bedroom with en-suite, second bedroom and family bathroom within the existing footprint; complemented by a single storey extension to the eastern elevation to accommodate a living area/lounge, which opens onto the garden ground.

ACCOMMODATION

Existing Building (ground floor)	912 sq ft	84.78 sq m
Total Site Area	0.054 ac	220 sq m



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SERVICES

We understand that all mains services are available to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

The property has an unimplemented planning consent for residential conversion to a 2-bedroom dwelling, including a single storey extension to the side. This is covered under a larger residential planning permission reference 11/02977/FUL.

Interested parties are advised to make their own enquiries in this regard with the Local Planning Authority.

TENURE

Freehold: The property is available to purchase freehold with vacant possession. The sale may be subject to planning permission if required.

PRICE

The asking price is £175,000 for the unencumbered freehold interest.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3180A



Printcode: 202465

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk