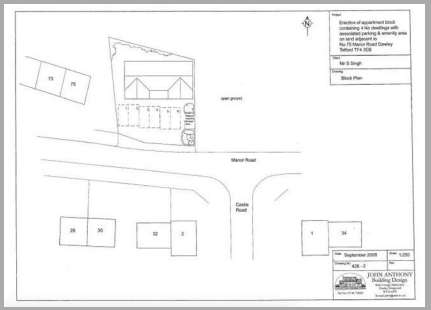
10-12 Hills Lane Drive Madeley, Telford, Shropshire, TF7 4BP
01952 588807
www.peterrichardsons.co.uk

0 bedroom Land

Land Adjacent To 75 Manor Road, Dawley, Telford, Shropshire, TF4 3FB

Guide price £80,000



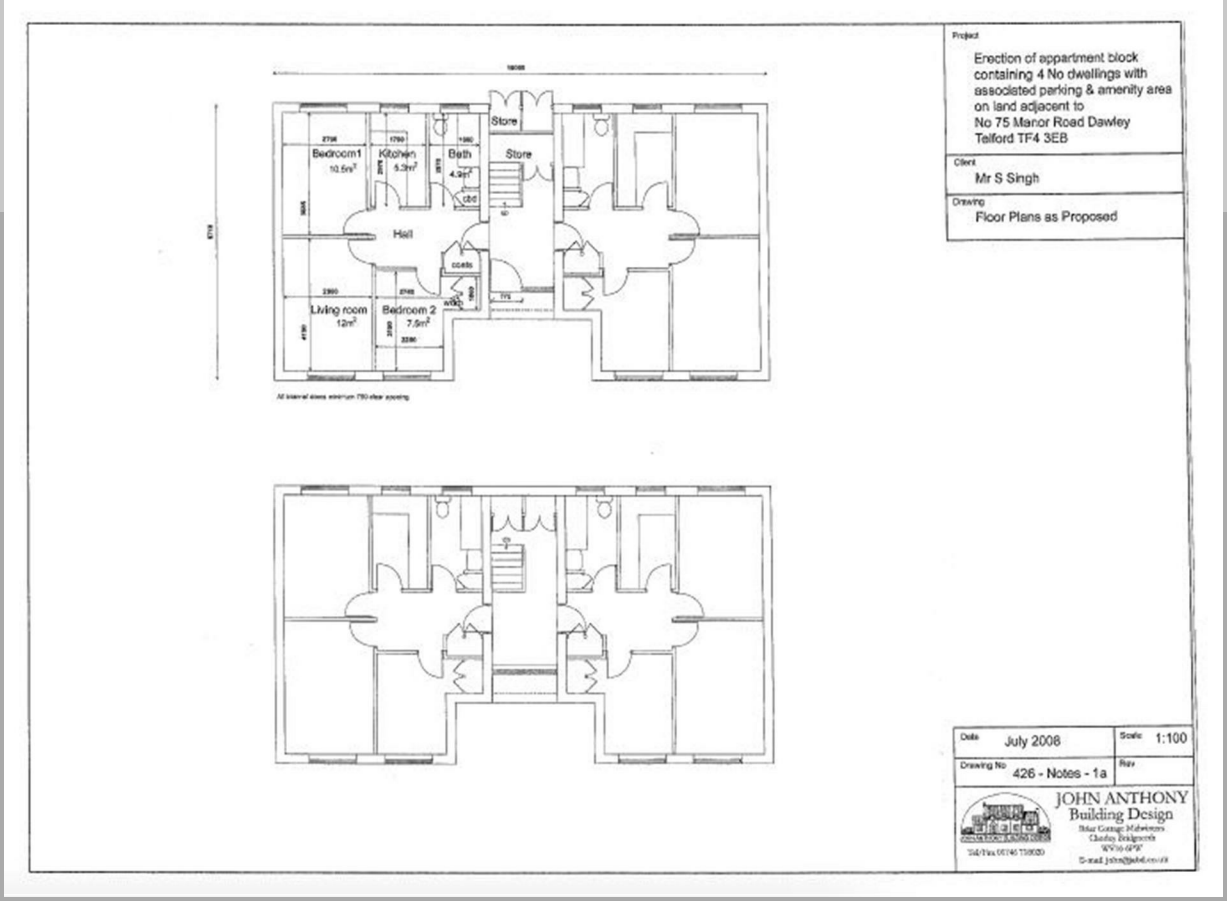
Situated at the end of Manor Road in Dawley, this parcel of land is being offered for sale by way of the Modern Method of Auction.
The land previously benefited from planning consent, although this has now expired and the site does not currently have planning permission. Any prospective purchaser should therefore make their own enquiries with the relevant planning authority regarding the potential for future development.

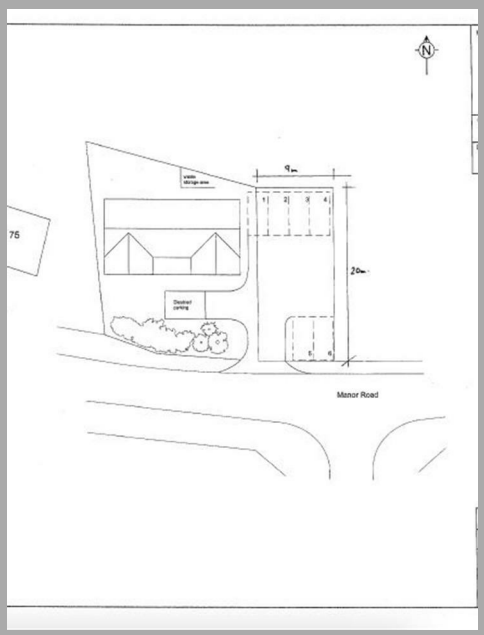
Historic plans were drawn up some years ago for the construction of four two-bedroom apartments, with associated parking to the front and side of the site. These plans are included for information purposes only and should not be relied upon as current planning consent.

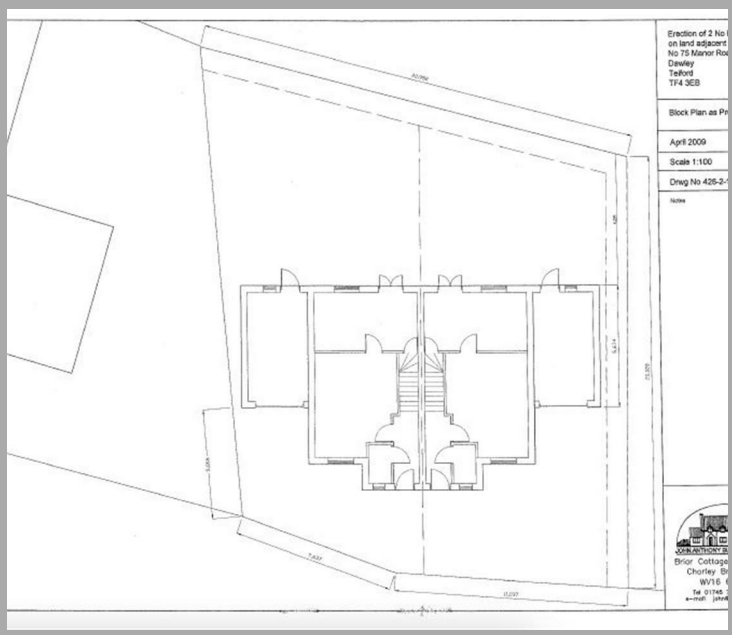
The site offers an interesting opportunity for developers, investors or private purchasers looking to explore the potential of the land, subject to obtaining all necessary planning permissions and consents.

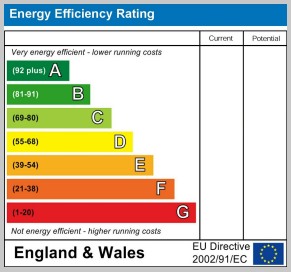
Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable

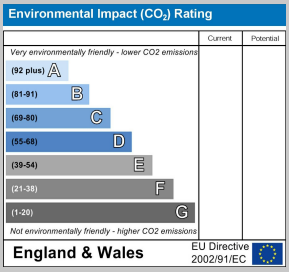
Land Adjacent To 75 Manor Road, Dawley, Telford, Shropshire, TF4 3EB








Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
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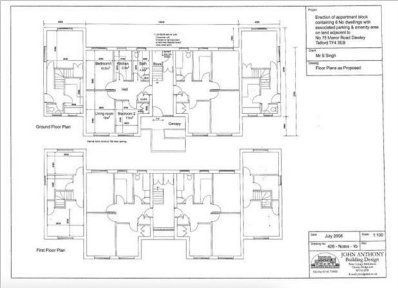
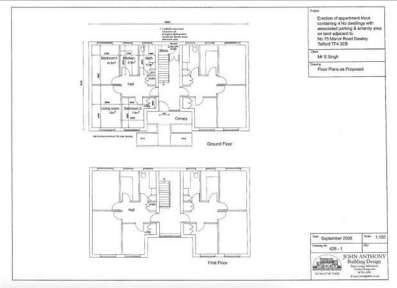
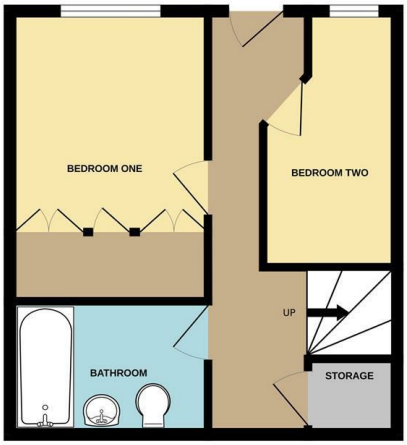
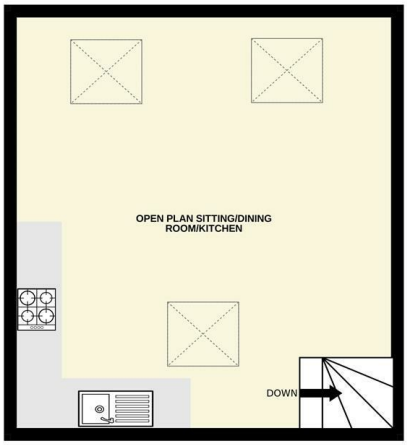




GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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