



Land Adjacent To 75 Manor Road, Telford, Shropshire TF4 3EB
Guide price £110,000

An opportunity to purchase a plot of land situated at the end of Manor Road having the potential to be a great development opportunity (STPP). Being offered for sale by way of the modern method of auction the property does not currently have planning consent so any interested parties should pursue their own enquiries regarding this. There are historic plans which have been drawn up some years ago for, four apartments (each one having two bedrooms) with parking to the front/side.

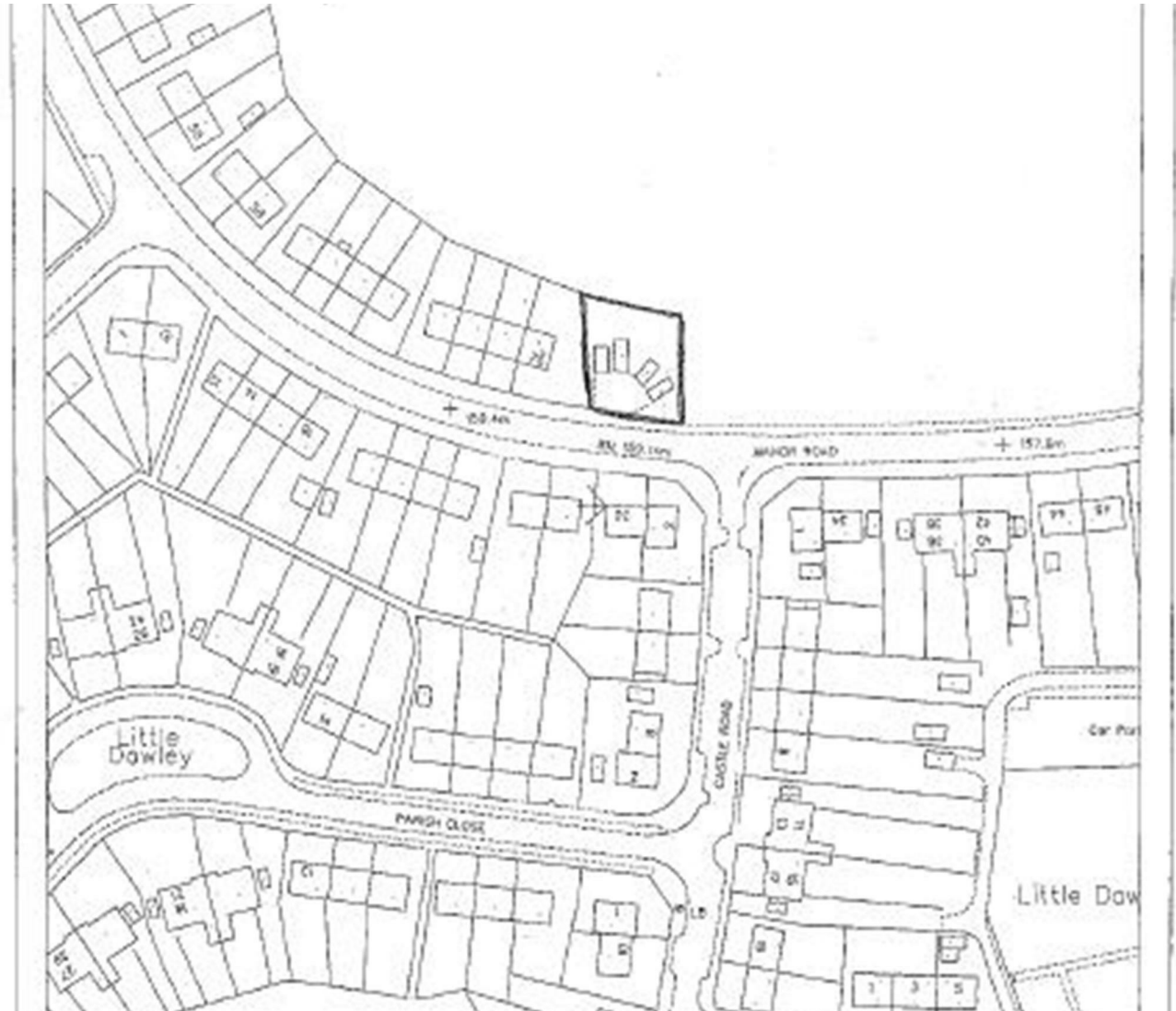
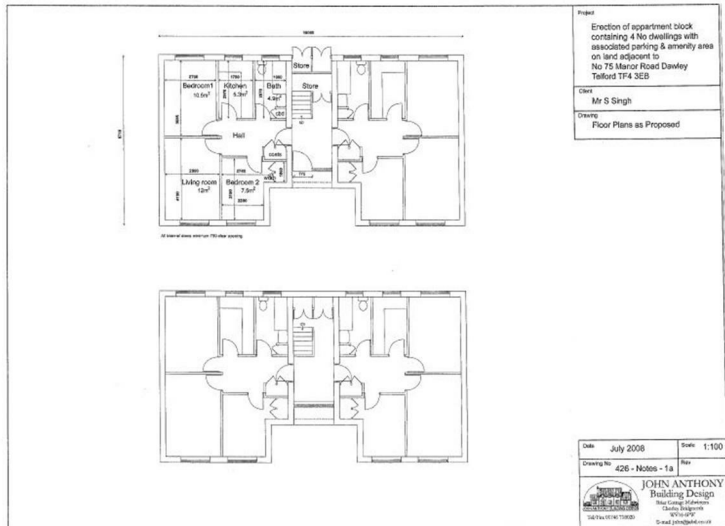
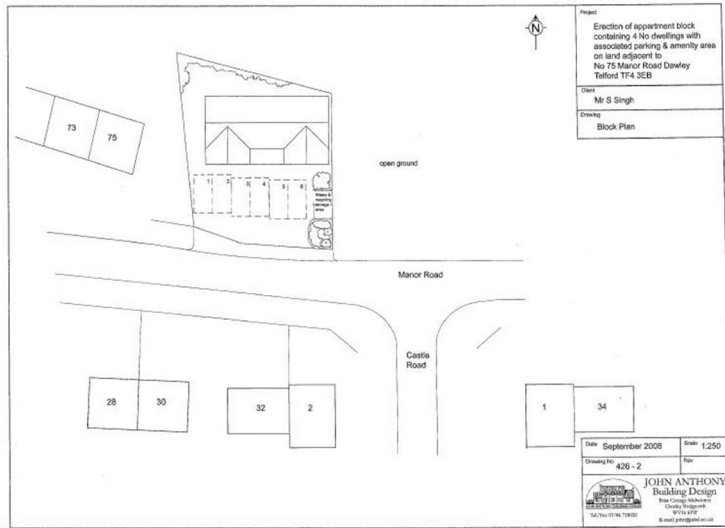
Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

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 Reservation fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken.



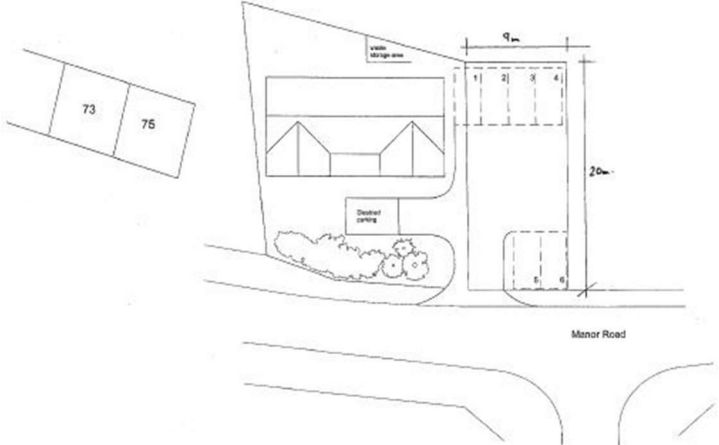




Project
Erection of apartment block containing 4 No dwellings with associated parking & amenity area on land adjacent to No 75 Manor Road Dawley Telford TF4 3EB

Client
Mr S Singh

Drawing
Block Plan



Date July 2008 **Scale** 1:250

Drawing No Block Plan 426 - Notes **Rev**

JOHN ANTHONY Building Design
Peter George, Midwinters, Chorley, Bridgforth, WY16 6PW
Tel: 01745 719020
E-mail: john@jandb.co.uk

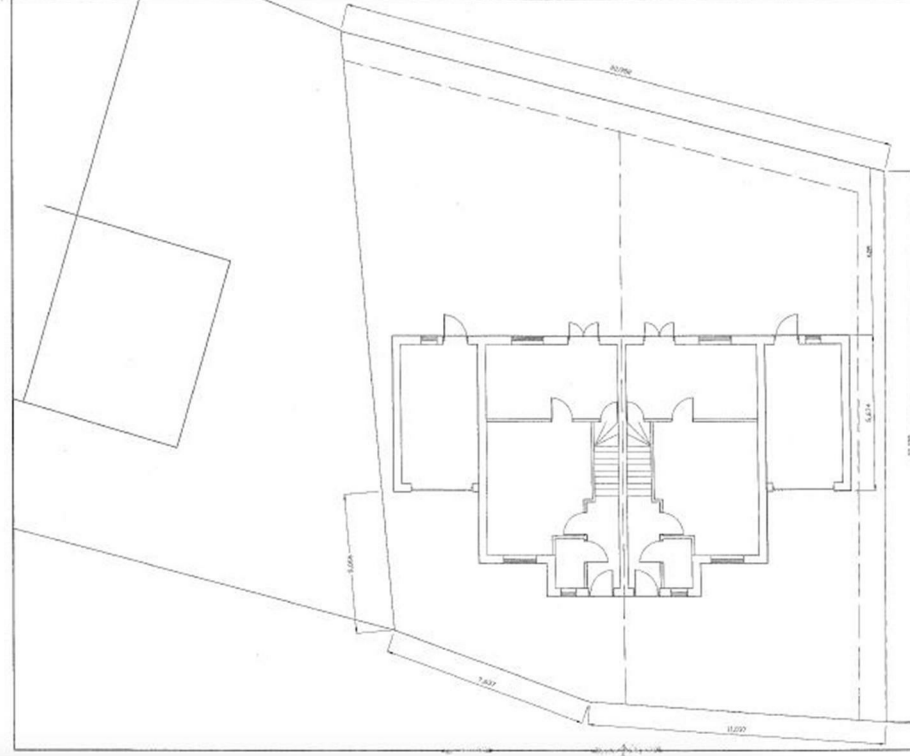
Project
Erection of 2 No Dwellings on land adjacent to No 75 Manor Road Dawley Telford TF4 3EB

Block Plan as Proposed

April 2009

Scale 1:100

Dwg No 426-2-1



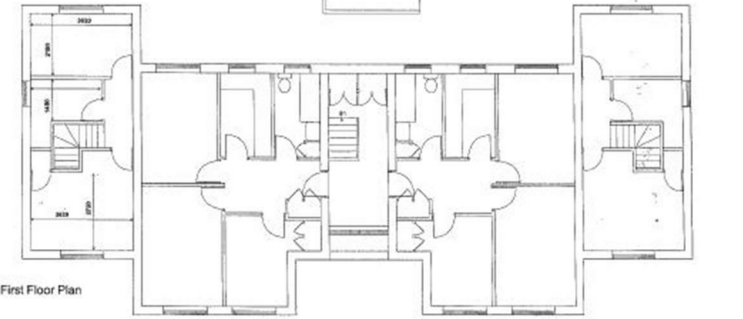
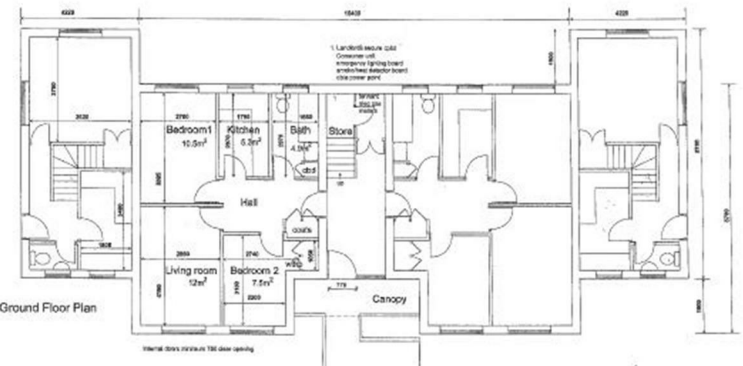
Note

JOHN ANTHONY BUILDING DESIGN
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Project
Erection of apartment block containing 8 No dwellings with associated parking & amenity area on land adjacent to No 75 Manor Road Dawley Telford TF4 3EB

Client
Mr S Singh

Drawing
Floor Plans as Proposed



Date July 2008 **Scale** 1:100

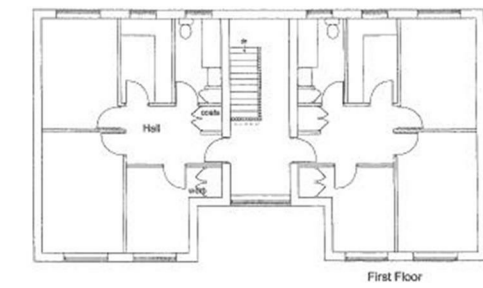
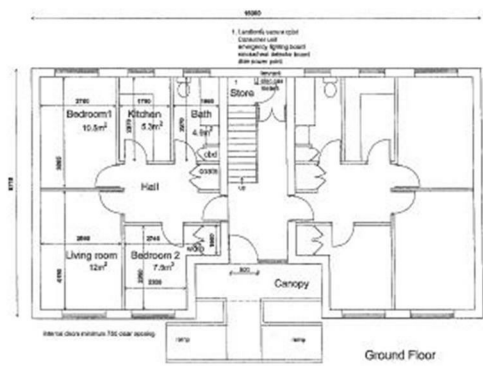
Drawing No 426 - Notes - 1b **Rev**

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Project
Erection of apartment block containing 4 No dwellings with associated parking & amenity area on land adjacent to No 75 Manor Road Dawley Telford TF4 3EB

Client
Mr S Singh


Drawing
Floor Plans as Proposed



Date September 2008 **Scale** 1:100

Drawing No 426 - 1 **Rev**

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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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 