

butters john bee ^{bjb}

land & new homes



58, Haybridge Road, Hadley, Telford, TF1 6LR

Guide Price £60,000

Derelict Detached House

Potential for Redevelopment (Subject to Planning)

For Sale By Auction at 6.30 pm on Monday 1st June 2026

at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ

Contact the Auction Team to Register: 0800 090 2200 or auction@bjbmail.com



0.26 acre(s)



Description

Derelict detached house with a footprint of approximately 70 sq.m (Gross External Area) sat upon a parcel of land extending 0.26 Acre.

The land & property may have potential for residential development, subject to obtaining the appropriate planning consent, however, It is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

Location

58 Haybridge Road is situated within a well-established residential area on the northern side of Wellington, in the wider Telford conurbation. The property is conveniently located for a range of everyday amenities, with Wellington town centre approximately 1 mile to the south offering a variety of shops, supermarkets, cafés and local services. The area is also within close proximity to Princess Royal Hospital and several local schools. In terms of transport connectivity, the property benefits from straightforward access to the A5223 and A442, which link to Junction 6 of the M54 motorway, providing onward routes towards Shrewsbury, Wolverhampton and the West Midlands motorway network. Wellington railway station, located around 1 mile away, provides regular rail services to Shrewsbury, Telford Central, Wolverhampton and Birmingham, making the location convenient for both local travel and regional commuting.

Planning & Supporting Information.

We are not aware of any current or historic planning consents in relation to this site, however there may be potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

Local Council

The site is located in the Council district of Telford <https://www.telford.gov.uk/site/>

Tenure.

Freehold with vacant possession upon completion.

VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

Pre-Auction Offers.

Any pre-Auction offers should be submitted via e-mail to residential-land@bjbmail.com. All offers will be forwarded to the client for consideration, but please be aware that the majority of clients prefer to let the marketing run for a period, prior to giving serious consideration to accepting any pre-Auction offer.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Admin Fee.

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Addendum.

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

Legal Pack.

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Deposit

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

Viewings

The site can be inspected from the Public Highway – no appointment is necessary.

All Enquiries

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Looking for Land & Development Opportunities?

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

