

Telford - Upper House, Church Street, Madeley TF7 5BW
Freehold Grade II Listed Residential Block Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Telford - Upper House, Church Street, Madeley TF7 5BW

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Investment Consideration:

- Purchase Price: £1,100,000
- Vacant possession
- VAT is NOT applicable to this property
- Suitable for housing operators and buy-to let investors
- SPV can be purchased to minimise stamp duty
- Comprises three-storey residential block consisting of 7 x 1-Bed & 1 x 2-Bed Apartments
- Vendor is in the process of converting the building and expected works completion in late 2026
- Offers invited, subject to a building regs sign-off
- Future development potential on the plot land, subject to obtaining the necessary consents
- Situated in predominantly residential area within 0.1 miles from Tesco Superstore, along with good transport connections via local bus services to Telford town centre and the A442 arterial route.



Front Elevation



Rear Elevation



Side Elevation

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Property Description:

The property comprises former 7-bedroom periodic house on a plot of c.0.35 acres, currently being converted into 8 residential apartments (7 x 1-Bed & 1 x 2-Bed). The property benefits from parking space for 12-14 cars. The 1-bed apartments would have an average size of 56 sq m (603 sq ft) and the 2-bed of 85 sq m (915 sq ft). Additional development potential on the plot land, subject to obtaining the necessary consents.

Ground Floor: approx. 168 sq m (1,808 sq ft)

3 x 1-bed apartments

First Floor: approx. 168 sq m (1,808 sq ft)

3 x 1-bed apartments

Second Floor: approx. 141 sq m (1,518 sq ft)

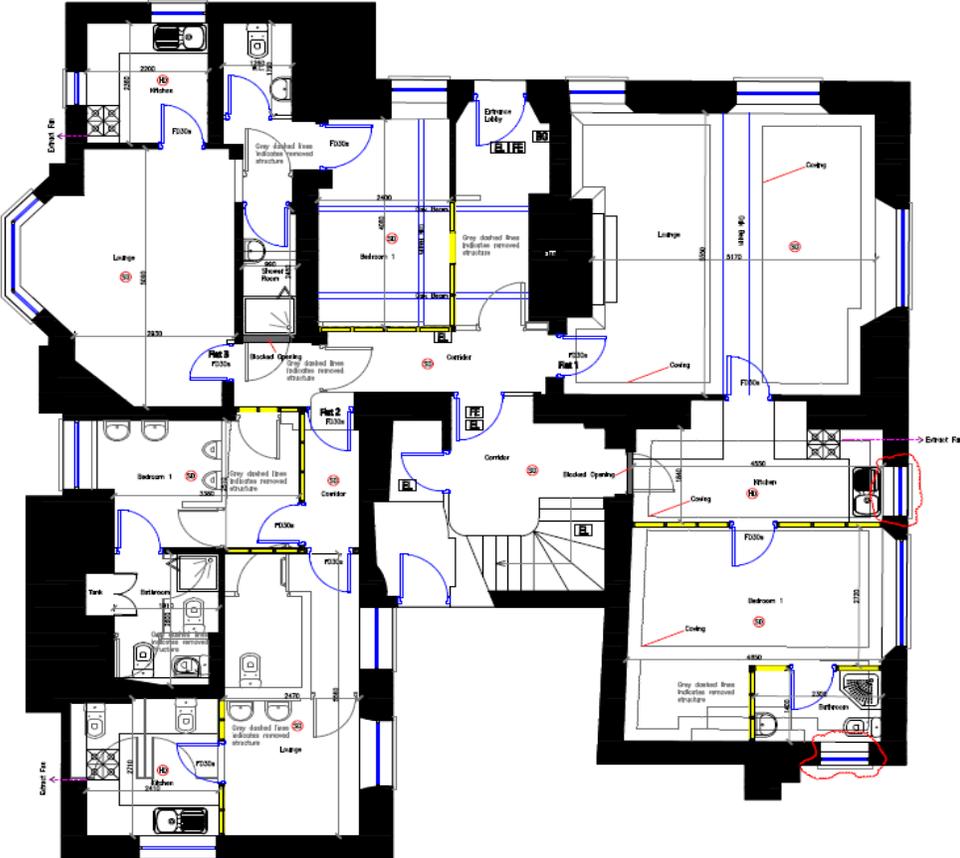
1 x 1-bed & 1 x 2-bed apartments

Total Residential GIA: approx. 477 sq m (5,134 sq ft)

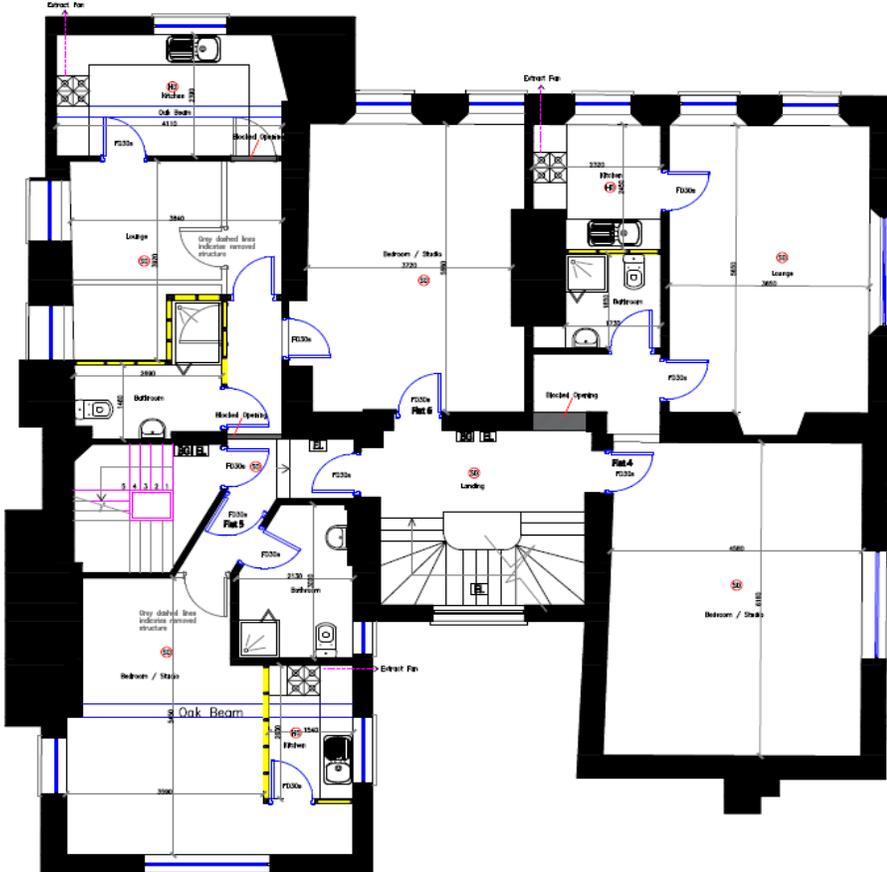


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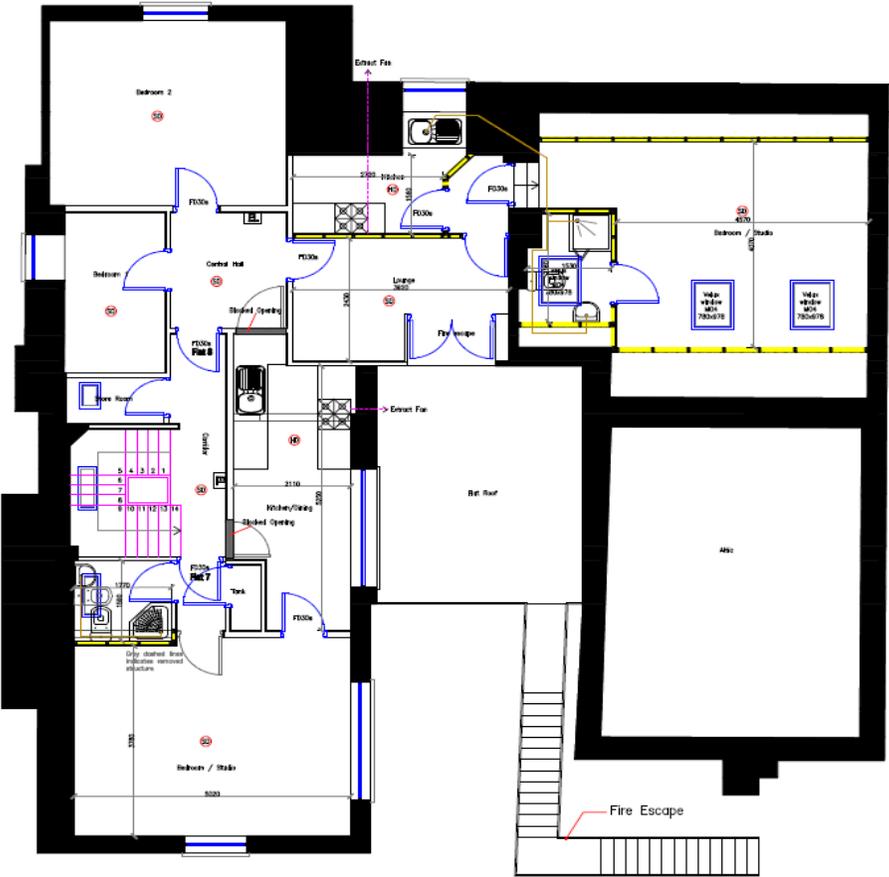
Ground Floor



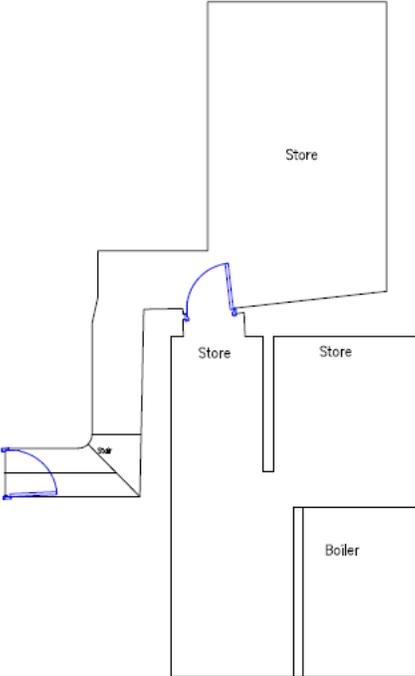
First Floor

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Second Floor



Basement

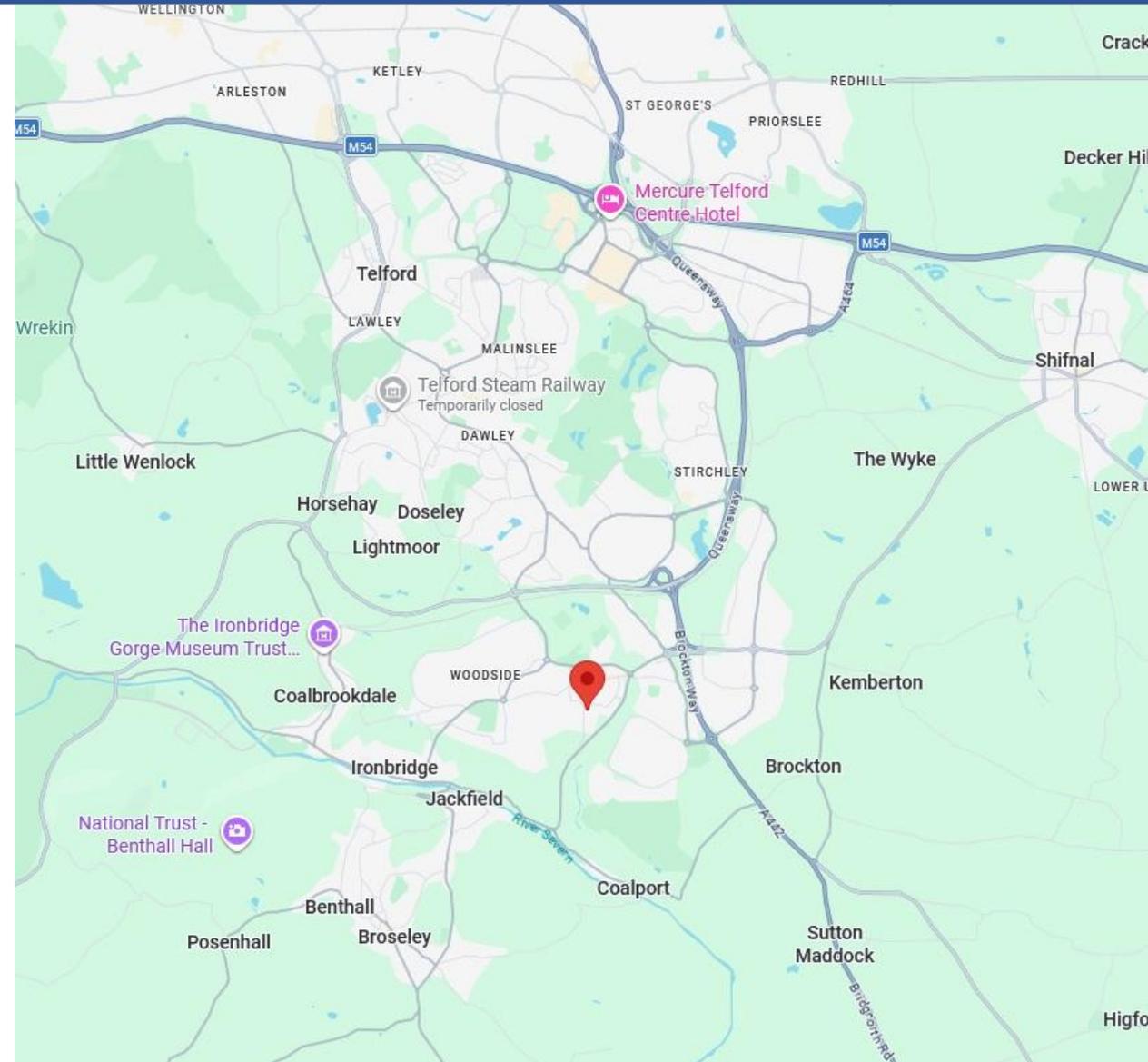
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Location:

Telford lies about 16 miles (26 km) east/south-east of Shrewsbury and 20 miles (32 km) north-west of Wolverhampton. Madeley is a historic market town and civil parish in the borough of Telford and Wrekin. The parish had a population of 18,774 at the 2021 census. The property is situated in predominantly residential area and benefits from being situated close to a Tesco Superstore (0.1 miles), local primary school (0.2 miles) and everyday amenities within 0.5 miles, along with good transport connections via local bus services to Telford town centre (0.2 miles) and the A442 into Telford and beyond.



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Contacts:

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