



For Sale

**YOUTH CLUB AND GROUNDS,
STATION ROAD,
MUCH WENLOCK, TF13 6JE**



**SUITABLE FOR NON-RESIDENTIAL INSTITUTIONAL USE
OR, SUBJECT TO PLANNING CONSENT, RESIDENTIAL
DEVELOPMENT**

GUIDE PRICE £80,000

ESTATES

SERVICES

01743 281082

Shropshire Council is selling the former Youth Club site in Station Road.

The property is offered freehold with vacant possession save for an electricity sub station located on the site.

The site comprises the single storey youth club building and double garage together with a large grassed area to the front of the building. The building is arranged as a main hall area with annex room, kitchenette, lobby and male & female WCs. The premises has gas fired central heating but this has not been tested nor has been seen working. The premises is sold as seen.

The Youth Club site will suit occupiers seeking non-residential institutional space. Alternatively the site would be suitable for residential redevelopment, subject to obtaining planning consent. A planning comment is provided below.

Right of Way

The site is subject to a vehicular and pedestrian Right of Way serving the adjoining William Brookes Academy. This runs along the tarmaced driveway linking the school with Station Road. Additionally, the Academy has rights to access its boundary fence for repair purposes.

Electricity Sub Station

The site has a sub station located on it. The sub station is the subject of a lease, originally granted to The Midlands Electricity Board, which is now holding-over.

Planning Consent

Purchasers seeking redevelopment will need to consider taking Pre-Application advice from Shropshire Council's Planning Services. Further details can be found at <https://new.shropshire.gov.uk/planning/applications/get-help-with-an-application/>

The Youth Club Premises has permitted use as a Non Residential Institution which lies within Class D1 of the Town and Country Planning (Use Classes Order) 1987 (as amended).

There are a number of key policies within the Shropshire Core Strategy/SAMDev Adopted Plan Documents and the Much Wenlock Neighbourhood Plan which would apply to development proposals for the site. It is considered the site could be suitable for a small scale residential scheme, in keeping with the local neighbourhood.

The property is not Listed nor in a Conservation Area although consideration would need to be given to the adjoining Much Wenlock Conservation Area. There is a single birch tree which is subject to a Tree Preservation Order on the site. Additionally, any development will need to regard the mature trees in the public highway lining Station Road. Although located just outside the site, the canopy and root system of these trees nonetheless cross over into the site.

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Total Site Area

0.47 acres (0.19 ha)

Building measurements (Gross Internal Area):

	Square feet	Square metres
Main Building	1177	109
Double Garage	Not measured	
TOTAL	1177	109

Business Rates

The premises currently have a Rateable Value of £990. Please make your own enquiries with the Council's Business Rates Dept to establish the Rates Payable.

Business Rates Dept: 0345 678 9003

Email: businessrates@shropshire.gov.uk

Services

The site benefits from mains supply for electricity, gas, water and public drainage.

Building Plans

Detailed building plans are available upon request.

EPC

An EPC is available upon request.

Asbestos Report

An Asbestos Report is available upon request.

Environmental and Services Report

Details are available upon request.

Freehold Guide Price: £80,000

Local Authority

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

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Viewing/Further Information

The site and buildings may be inspected by arrangement with Shropshire Council.

Estates Services
Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND

01743 281082
Contact: Matthew Mitchell
estates@shropshire.gov.uk

SHROPSHIRE COUNCIL: MISREPRESENTATIONS;

Whilst we have tried to ensure these details are accurate, if any point is of particular importance to you please contact us to check the information, particularly if viewing involves travelling some distance.

Shropshire Council gives notice that:

1. The particulars are set out as a general outline only for the guidance of the intended tenants and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending tenants(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Shropshire Council has any authority to make or give any representation or warranty whatever in relation to this land.
4. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition, or that it is capable of fulfilling its function. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.

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