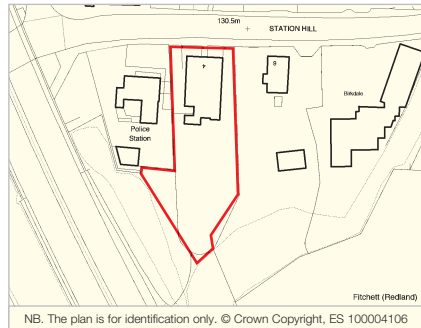


## Oakengates Wesley House Former Methodist Chapel, 4 Station Hill, Telford, Shropshire TF2 9AA

- **Former Methodist Chapel**
- Occupying a site area of approximately 0.147 hectares (0.364 Acres)
- Planning permission for Conversion of existing to provide Ten Self-Contained Flats.



### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 1.45 – 2.15 p.m. These are open viewing times with no need to register. (Ref: MW).

### Seller's Solicitor

Athi Law LLP (Ref: RM).  
Tel: 01246 489138.  
Email: rm@athilaw.co.uk

**VACANT – Freehold Building with Planning**



### Tenure

Freehold.

### Location

The property is located approximately a mile north of Telford town centre and is situated on the south side of Station Hill, slightly east of its junction with Cockshutt Road. The immediate local area provides a range of facilities, including a selection of shops, restaurants, bus service, schools, library and Charlton Medical Centre. Extensive facilities are available to the south in Telford town centre, which provides a wider selection of facilities as well as colleges, university and Telford Rail Station. The M54 Motorway is approximately two and a half miles away to the south.

### Description

The property comprises a former Methodist Church arranged over ground and two upper floors beneath a pitched roof. There is a small basement and there is garden to the rear. The ground floor is arranged to provide various rooms, whilst the first floor is an open hall area with further rooms and kitchen area. The second floor comprises a horseshoe balcony and kitchen area.

### Accommodation

**Basement** — Store (not inspected)

**Ground Floor** — Nine Rooms with wash basins, One Further Room, 3 x WC/Shower Room, Store Room

**First Floor** — Six Rooms, Kitchen, 2 x WC with wash basins, Main Hall

**Second Floor** — Balcony, Kitchen

### Planning

Local Planning Authority: Telford & Wrekin Council.  
Planning Permission for "Conversion of former homeless hostel into 10 residential units with associated landscaping and parking." Dated 20th February 2015, Application Ref: TWC/2015/0146.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.