

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

RESIDENTIAL BUILDING LAND



Former Wellington Cottage Care Day Centre **79 Haygate Road, Wellington, Telford, TF1 2BJ**

- Attractive development site extending to approximately 1.05 ac (0.42 ha)
- Currently accommodates a day care centre of 10,000 sq ft (929 sq m)
- Incorporating extensive and well maintained gardens/amenity ground
- Suitable for residential development subject to planning permission

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79 Haygate Road

Wellington, Telford

LOCATION

The property is located in the popular market town of Wellington, approximately 4 miles from the commercial centre of Telford with good road links to the national motorway network via Junctions 6 and 7 of the M54 motorway. Wellington is the largest town in the borough of Telford & Wrekin and the third largest town in the county of Shropshire.

The property itself is situated on Haygate Road, an established residential area consisting predominantly of private housing with a scattering of commercial development, including Haygate Veterinary Centre, which lies in close proximity to the property. Other commercial users include Pritchard's dry cleaners, The Carpet Bank and a Tesco Express store.

The site immediate adjoins residential development to the west (Melrose Gardens) with a couple of houses and Bowering Park to the east and substantial detached houses opposite on the other side of Haygate Road.

DESCRIPTION

The property comprises a former cottage hospital set in attractive landscaped grounds, which until recently has been utilised as a day care centre by Wellington Cottage Care Trust.

The building consists of a detached two-storey structure of rendered brickwork construction beneath a pitched clay tiled roof. It currently provides a number of rooms and welfare facilities at ground and first floor level consistent with a day care centre use.

The building is approached via a private driveway accessed off Haygate Road, having well maintained gardens/amenity ground to the front, side and rear. There is also a turning circle and car parking for approximately 10 vehicles to the front of the building.

The property does lend itself towards redevelopment for residential purposes, subject to the necessary planning permission.

ACCOMMODATION

Building	10,000 sq ft	929 sq m
Site Area	1.05 ac	0.42 ha



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available and/or connected to the site. However, interested parties should make their own enquiries.

PLANNING

The property currently has planning permission for uses within Class C2 (Residential Institutions) of the Town & Country Planning Act 1987 (Use Class Order 2005). However, it does lend itself towards residential development subject to the necessary planning consent. Interested parties are advised to make their own enquiries in this regard.

TENURE

Freehold: The property is available to purchase freehold with vacant possession.

PRICE

Price upon application.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £13,000.

ENERGY PERFORMANCE CERTIFICATE

To be advised.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828 565

Email: andrew@andrew-dixon.co.uk

Ref: JAGD/3460



Printcode: 2018711

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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