

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

FOR SALE

DEVELOPMENT OPPORTUNITY



## Former Marsh Green Methodist Chapel

### Marsh Green, Telford, Shropshire, TF6 6NE

- Former Methodist chapel set in open countryside
- Detached single storey building extending to 510 sq ft (47.5 sq m)
- Suitable for alternative uses/conversion, subject to planning permission
- Semi-rural location with good road links to Telford and Shrewsbury

Tel: 01952 521000  
[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)



# Marsh Green Chapel

## Marsh Green, Telford

### LOCATION

The property is situated in the rural hamlet of Marsh Green, just outside the village of Longden-upon-Tern in Shropshire and mid-way between Telford and Shrewsbury.

Whilst the property has a semi-rural location it is well placed for good access to Telford, approximately 7 miles to the southeast, and Shrewsbury, approximately 7 miles to the west.

The property is approached via a single track road off Sugden Lane, with open fields to all sides. Haleswood Pet Hotel boarding kennels and Pampered Pooch Telford dog groomers are a short distance to the northwest, as well as some residential development.

### DESCRIPTION

The property comprises a detached single storey building, which was constructed in 1841 as a Methodist chapel, being of solid brick construction beneath a pitched slate clad roof. It is currently vacant, having been utilised as a Methodist chapel for a number of years.

Internally, the accommodation is currently arranged to provide a single room/chapel with a capacity of 60 seats, having a small gable porch to the front. There is also a lean-to store to the rear.

The property is suitable for its existing use or could be developed for an alternative use, subject to the necessary planning permission.

There is no outside space demised to the property apart from a small forecourt bounded by a brick wall to the front with a gated entrance. The site is fenced off from the adjoining fields to the eastern side and rear.

### ACCOMMODATION

Chapel	456 sq ft	42.3 sq m
Porch	19 sq ft	1.7 sq m
Lean-to store	38 sq ft	3.5 sq m
<b>Gross Internal Area</b>	<b>513 sq ft</b>	<b>47.5 sq m</b>

### SERVICES

We understand that mains electricity is available to the property, although the meter has been removed at present. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



**Consumer Protection From Unfair Trading Regulations 2008:** 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.



### PLANNING

We understand the property has planning permission for Class F1 of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The site does have potential for redevelopment/alternative uses and interested parties should make their own enquiries with the Local Planning Authority in this regard.

### TENURE

Freehold: The property is available to purchase on a freehold basis.

### OVERAGE

The site is to be sold with an overage provision based on 50% of the uplift in value for any change of use for a period of 20 years.

### PRICE

The asking price for the freehold interest is £30,000, subject to the overage provision.

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000.

### BUSINESS RATES

Business rates are not currently payable based on the existing use.

### ENERGY PERFORMANCE CERTIFICATE

An EPC is not applicable for the current use.

### 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 in connection with this matter.

### VIEWING

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

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3384



Printcode: 202298

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