

4 bed detached bungalow to buy

Old Office Road, Dawley, Telford,
Shropshire, TF4 2LE

£225,000 Starting Bid

x 4 x 1 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Previously had planning for 8 dwellings, now lapsed
- Excellent redevelopment and infill potential
- Quiet private lane with good
- EPC Rating D

Key Information

- Council Tax: Band D
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

This detached bungalow is offered for sale on a substantial brownfield plot of approximately 0.178 hectares (around 0.44 acres) in a well-established residential area of Dawley, Telford. The property currently provides three bedrooms, one reception room, one kitchen and one bathroom, together with a range of workshop and storage outbuildings. It presents a notable opportunity for those seeking a development or redevelopment project, subject to the necessary consents.

The existing accommodation comprises a detached bungalow known as “Sundown”, positioned centrally within the plot, and a series of separate timber and brick outbuildings that have previously been used for light commercial storage. The bungalow requires full modernisation or may be considered for demolition in favour of a new scheme, depending on a buyer’s requirements and planning approvals. The outbuildings offer additional storage or workspace in the short term, as well as scope for future redevelopment.

The site itself is relatively level and regularly shaped, bordered by mature trees and fencing, and surrounded by established residential homes. Access is from Old Office Road, a quiet, unadopted lane serving a small number of properties, giving the setting a degree of privacy whilst remaining well connected to local amenities. The generous plot size and arrangement of existing structures will appeal to buyers looking for flexibility in how the land can be used or reconfigured.

Historically, the land has benefited from outline planning permission (Ref: TWC/2016/0533) for the demolition of the existing bungalow and outbuildings and the construction of up to eight dwellings. Although this permission has now lapsed, the site remains on the Telford & Wrekin Brownfield Land Register (Ref: BR38), indicating that the local authority continues to consider it suitable and deliverable for residential redevelopment. Prospective purchasers may wish to explore renewed or alternative planning proposals to maximise the potential of the plot.

The property is freehold, with vacant possession on completion. It falls under Telford & Wrekin Council. Services are available in the vicinity, but prospective purchasers are advised to make their own enquiries regarding the capacity and suitability of mains water, electricity, gas and drainage for any multi-unit or redevelopment scheme. Old Office Road is privately serviced, and any future multi-plot layout will need to take account of private access arrangements, refuse collection and compliance with local highway and waste policies.

Overall, this three-bedroom detached bungalow and associated buildings offer a substantial and flexible site within an established Dawley setting, combining residential accommodation with clear scope for redevelopment, subject to the relevant planning approvals.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

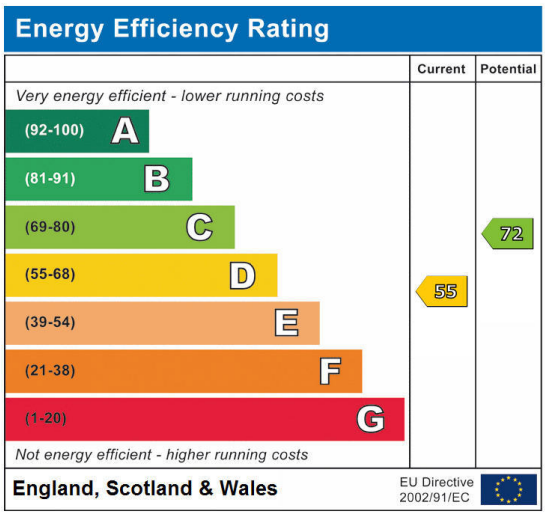
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good





Old Office Road, Dawley, Telford, Shropshire, TF4 2LE

Contact your local branch today for more information on this property:

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