

butters john bee^{bjb}

land & new homes



1 & 3 Slaney Street, Oakengates, Telford, TF2 6ET

Guide Price £200,000

Two semi detached properties in need of renovation
Potential for a wide range of alternative uses (subject to planning)

1571.00 sq ft



1 & 3 Slaney Street

Oakengates, Telford, TF2 6ET

Guide Price £200,000



Description

Two semi detached properties offering excellent potential. Both properties comprise of two bedrooms, lounge, kitchen and ground floor bathroom. In need of renovation. Sitting on a larger than average plot, with great potential for development, conversion or rental opportunity.

Location

The properties are conveniently positioned within a well-established residential area of Telford, offering excellent access to local amenities and transport links. The property is within easy reach of a range of everyday amenities including local shops, supermarkets, schools and leisure facilities, with Telford Town Centre providing a wider selection of retail, dining and entertainment options just a short drive away. Road connectivity is strong, with the A442 and A5 nearby, providing direct routes to the M54 motorway and onward links to the M6, making the location ideal for commuters travelling across the Midlands. Rail services are easily accessible from Telford Central and Wellington stations, both offering regular services to Birmingham, Wolverhampton and Shrewsbury.

Planning & Supporting Information.

The property benefits from full planning consent for "Demolition of existing 2no. dwellings and erection of 10no. apartments and 1no. retail unit" dated 20 August 2024 which was granted on appeal (Ref; APP/C3240/W/24/3341621). A full info pack is available on request which includes the following:

- Approved plans
- Appeal Documents
- Photos
- Comparable Evidence

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

Accommodation.

1 Slaney Street:
2 bedrooms, lounge, kitchen, ground floor bathroom.
73 Sq.m / 785 Sq.ft

3 Slaney Street:
2 bedrooms, lounge, kitchen, ground floor bathroom.
73 Sq.m / 785 Sq.ft

Local Council

The site is located in the Council district of Telford and Wrekin <https://www.telford.gov.uk/site/>.

Tenure.

Freehold with vacant possession upon completion.

VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Admin Fee.

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack.

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Addendum.

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auktion@bjbmail.com.

Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

Deposit

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

Viewings

Appointment only Please get in touch with the Land & development team on 01782 211147.

EPC

1 Slaney Street, Oakengates, TF2 6ET
D65 - B88

3 Slaney Street, Oakengates, TF2 6ET
D63 - B90

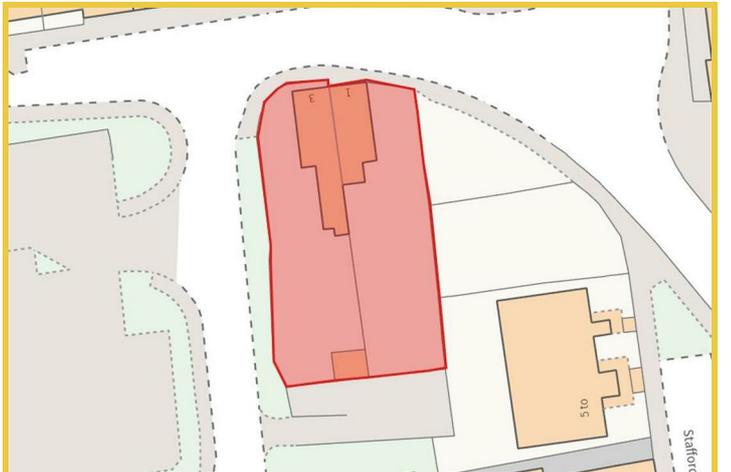
All Enquiries

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01782 211147

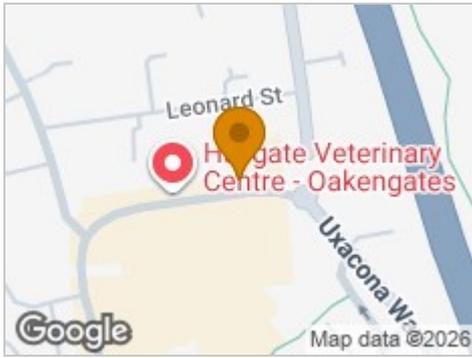
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Looking for Land & Development Opportunities?

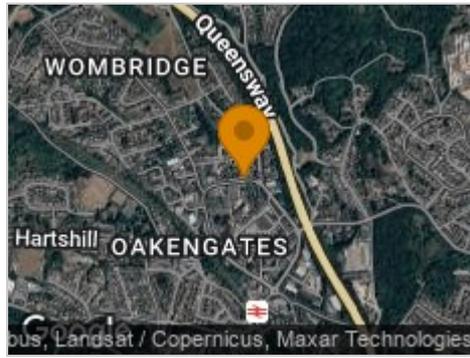
Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.



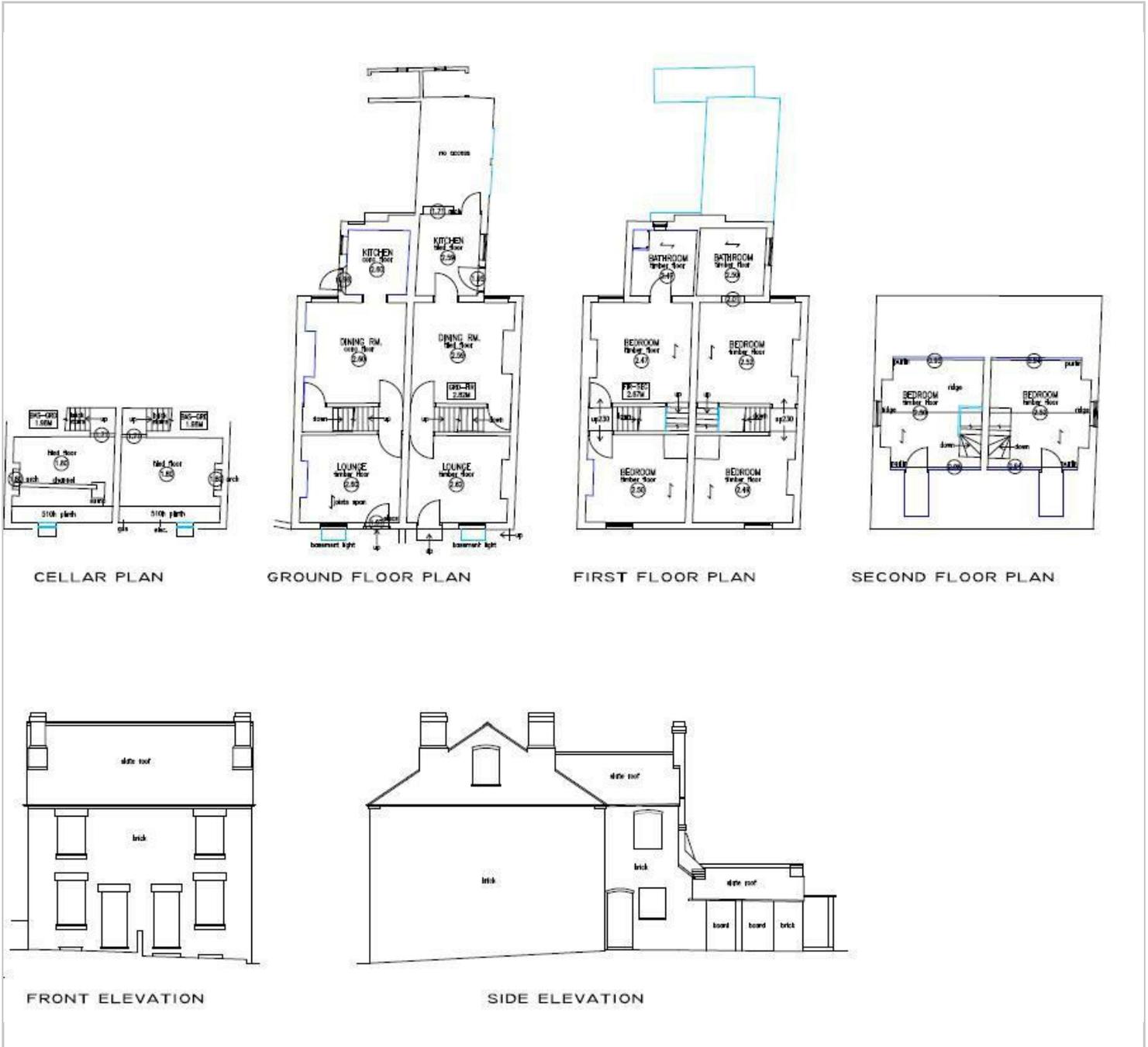
Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.