

GUIDE PRICE
£10,000

BIDDING DEPOSIT
£1,000

DIGITAL AUCTION DATE
7th April 2021

BY ORDER OF

SEVERN
TRENT



Tasley DSR, off Church Lane, Tasley, near Bridgnorth, WV16 4SA

Freehold land including a disused water tower of approximately 0.07 acres (0.028 hectares) with vacant possession

Bid1.

Property Summary

- Freehold disused water tower with vacant possession
- 0.07 acres (0.028 hectares)

Location

Bridgnorth is an attractive and historic town located on the banks of the River Severn which splits it into a High Town and Low Town linked by a funicular railway, the Castle Hill Railway, which is the steepest and only inland railway of its type in England. Bridgnorth developed as a market town at the centre of a system of local radial roads including the A485 to Shrewsbury, the A442 to Telford and A454 to Wolverhampton. The town is 9 miles from the M54 motorway. Tasley is a village located just to the north west side of the town in the midst of open countryside. Church Lane is a road that connects a residential area with the countryside and is a popular route for walkers. The Church of St Peter and St Paul can be found here with the property lying alongside which can be accessed by a pedestrian right of way from the car park through a neighbouring field to the east of the site.

The approximate position of the property can be located as follows:
Grid Reference: SO69 6940
www.gridreferencefinder.com

Description

The property comprises a prominent free-standing octagonal water tower. The elevated tank is supported on eight legs with a steel ladder running up one side to the dome of the tower where there is a railed perimeter. The property occupies an elevated position and is surrounded by a secure fence and includes a service structure.

We understand that utility services including water, electricity and telecoms are located at the site boundary. Interested parties should refer to the legal pack and make their own enquiries to satisfy themselves on the availability of any service.

Note

Interested parties should read the legal pack for further information relating to easements and overages, for example, that may be applicable to the site.

VAT

We understand VAT is not payable

EPC

No EPC required

Tenure

Freehold with vacant possession



Planning

Dalcour Maclaren have provided an independent planning appraisal for the site that can be downloaded from the legal pack. Part of their Executive Summary states:

"The existing structures afford the site the status of previously developed land (PDL). The site is in a picturesque rural setting with rural views to the open countryside beyond. There are scattered rural dwellings nearby, taking advantage of the tranquil setting. Subject to structural integrity, the tower itself could offer the opportunity for re-use and conversion and this re-use of the building would be supported by policy. The potential land use options considered within this appraisal accord with several of the Local Plan Policy objectives covering environmental, social and economic targets. Four potential uses have been identified:

- Creation of a residential dwelling either through conversion of the existing building/structures or demolition of the existing and construction of new
- Part or full conversion of the existing structures for a non-residential use
- Creation of industrial units or general storage following demolition of the existing
- Creation of battery storage if there is renewable energy in the locality

The site is considered to be suitable for small scale redevelopment within the footprint of the site."

The above is for information purposes and should be read in conjunction with the full report contained within the legal pack. Further enquiries should be directed to Shropshire Council www.shropshire.gov.uk



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