



Land Adjacent To 75 Manor Road, Telford, Shropshire TF4 3EB
Guide price £110,000

An opportunity to purchase a plot of land situated at the end of Manor Road having the potential to be a great development opportunity (STPP). Being offered for sale by way of the modern method of auction the property does not currently have planning consent so any interested parties should pursue their own enquiries regarding this. There are historic plans which have been drawn up some years ago for, four apartments (each one having two bedrooms) with parking to the front/side.

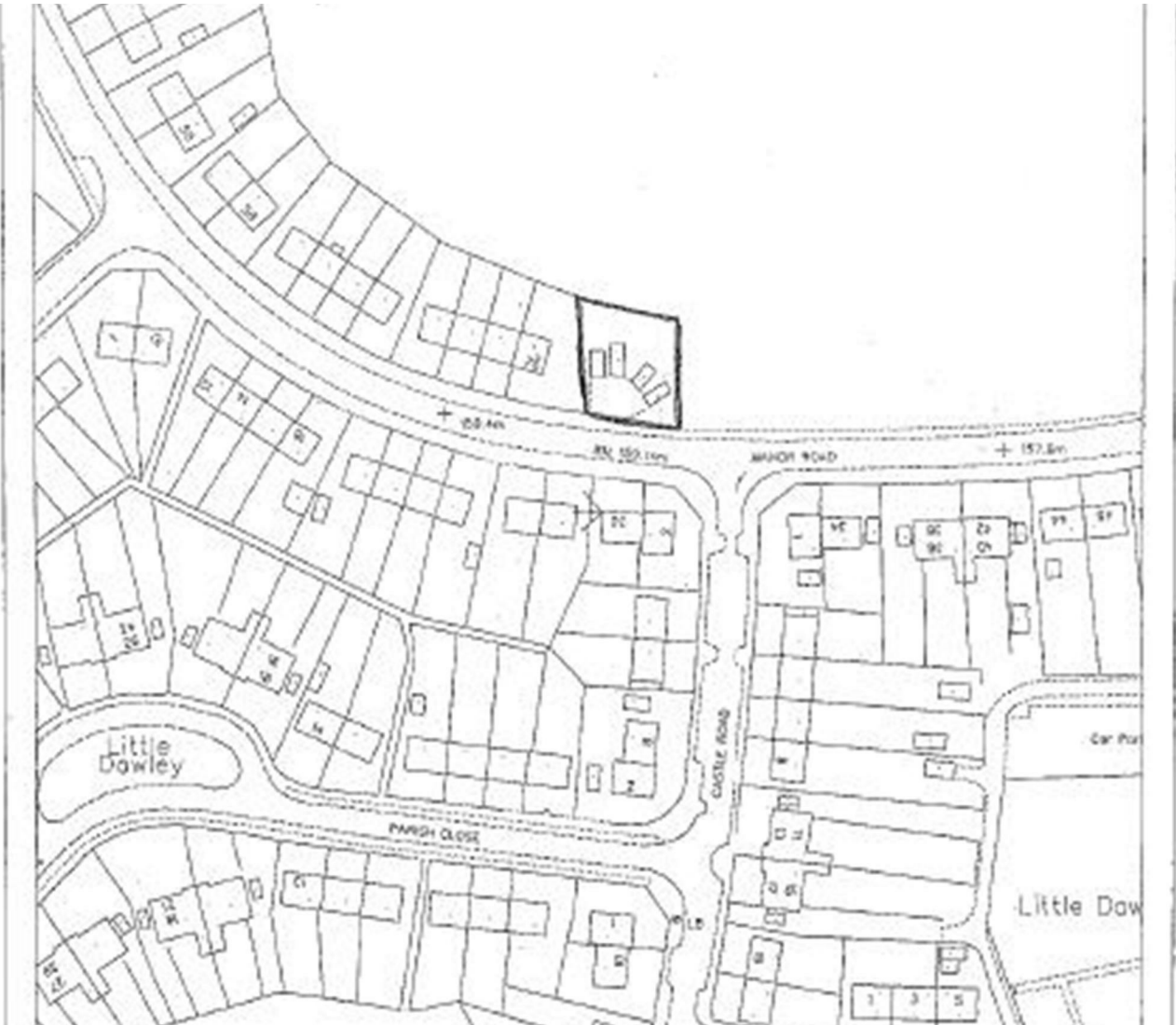
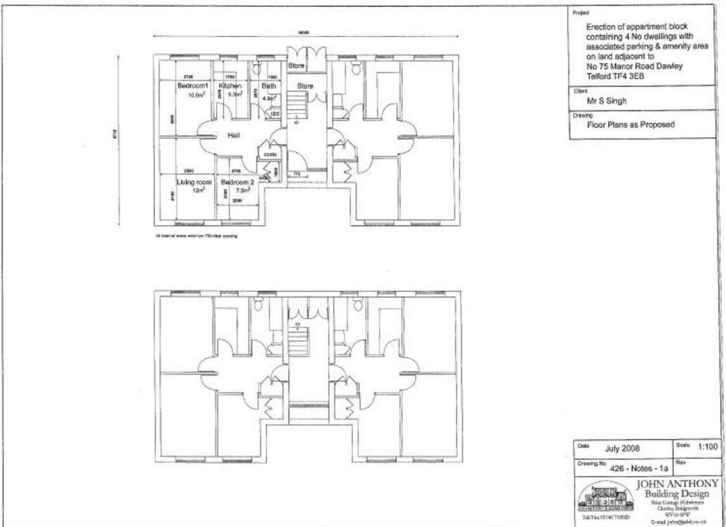
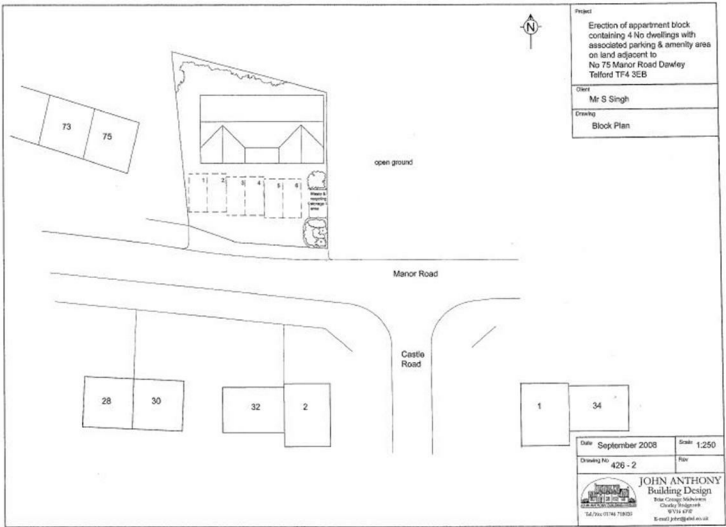
Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

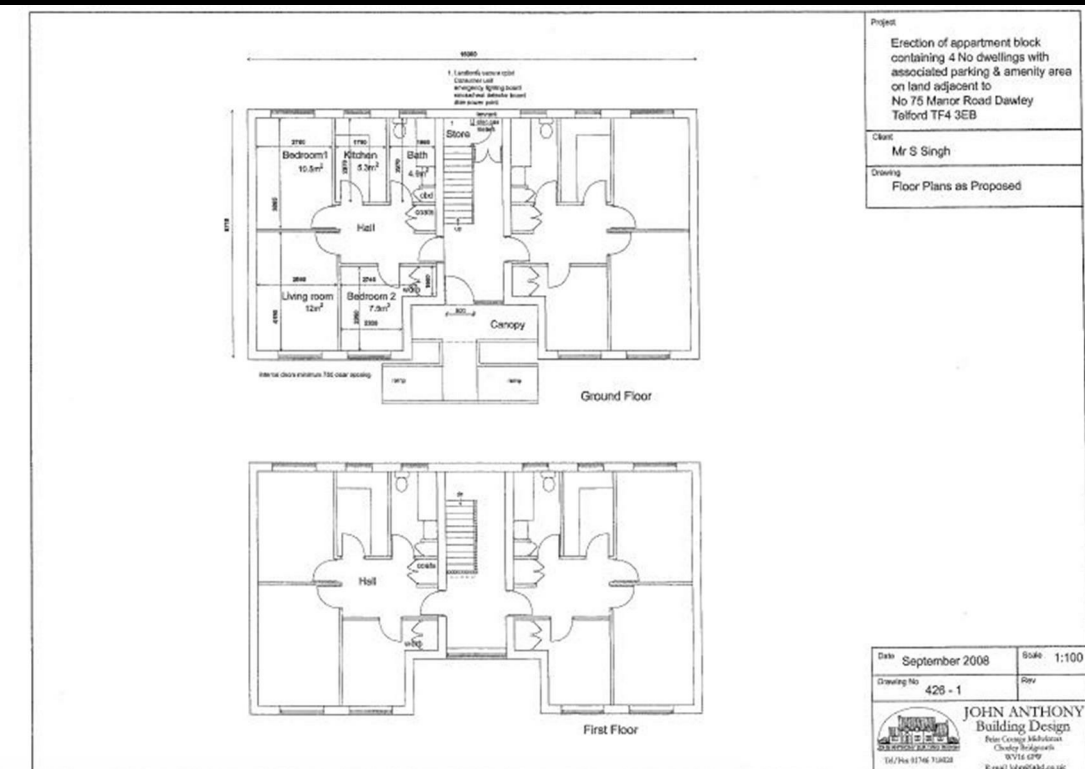
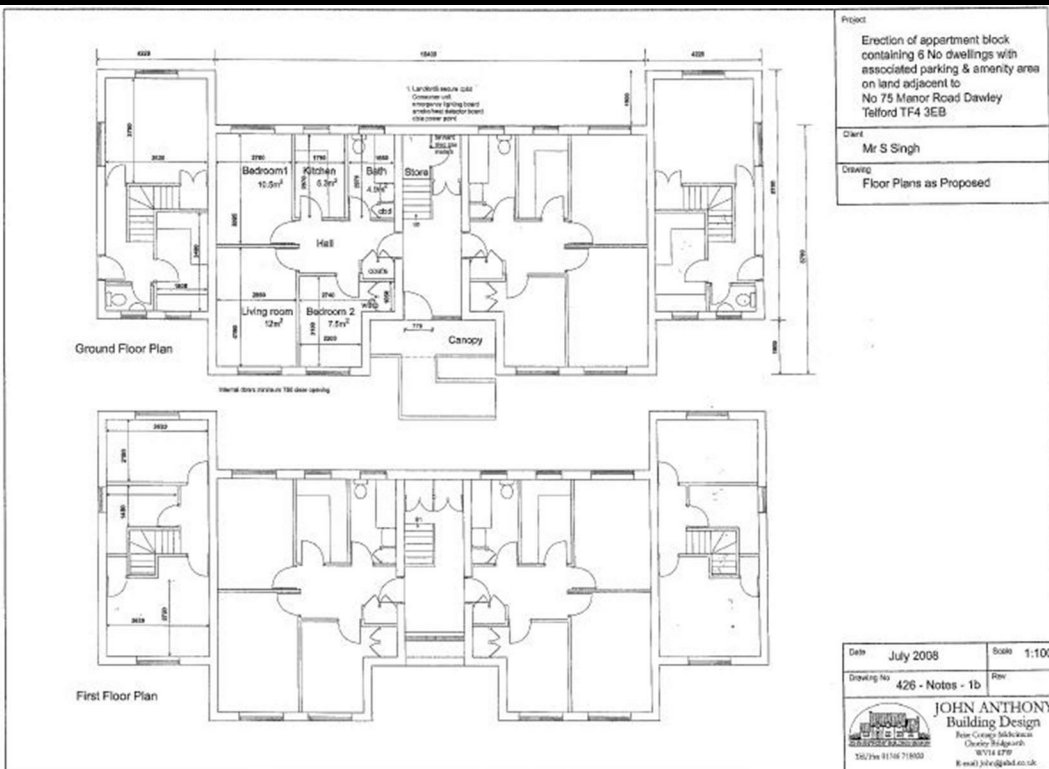
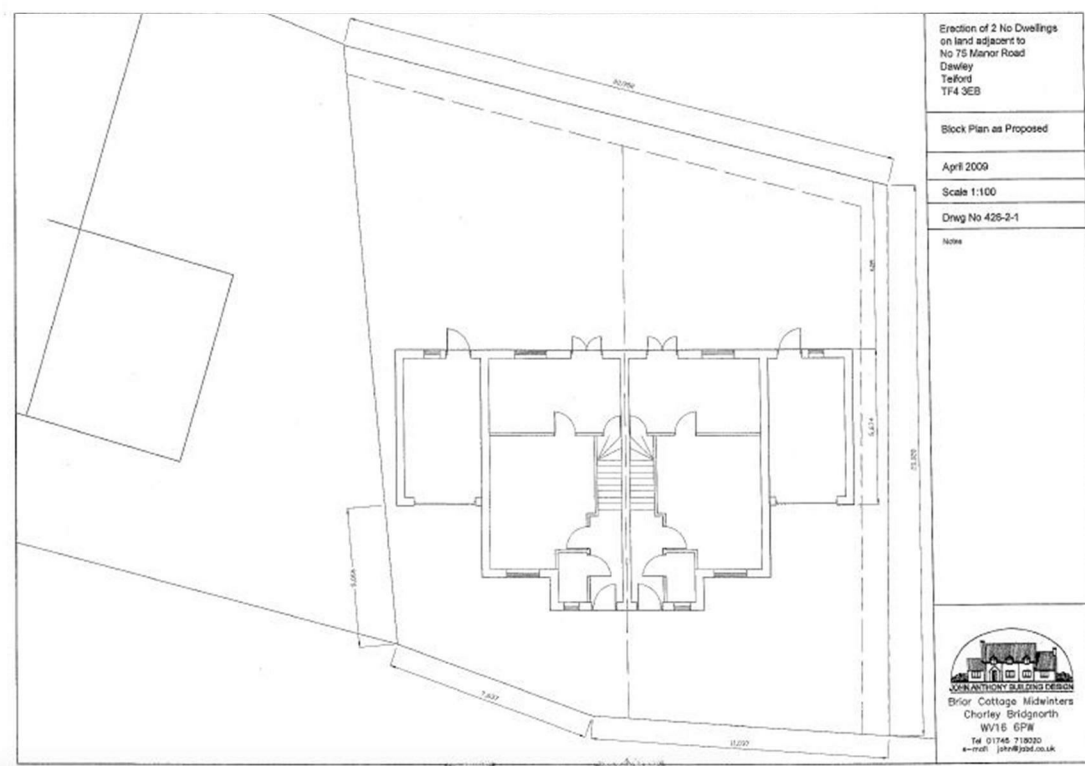
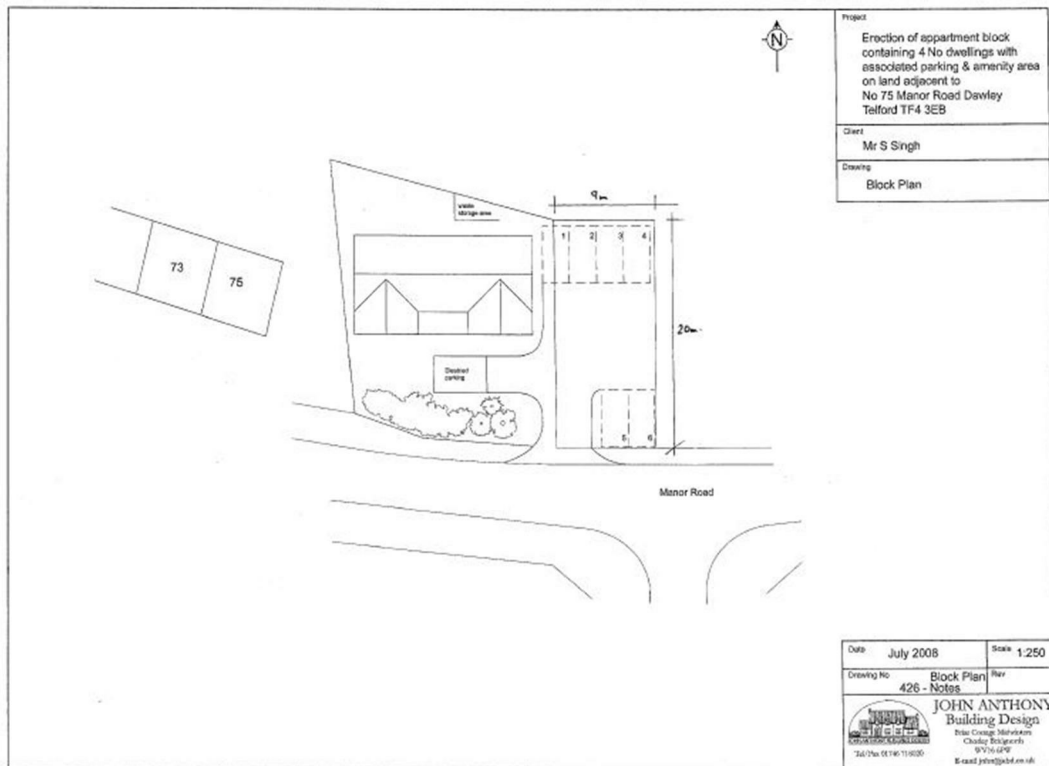
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

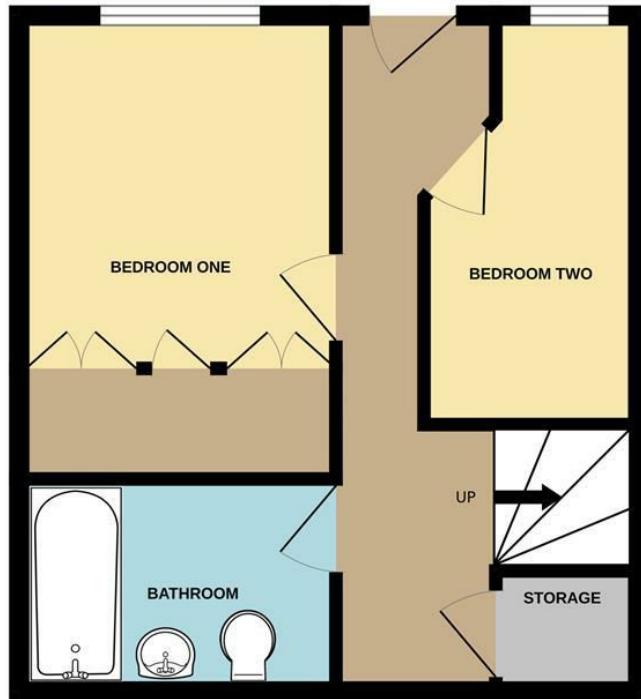
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken.

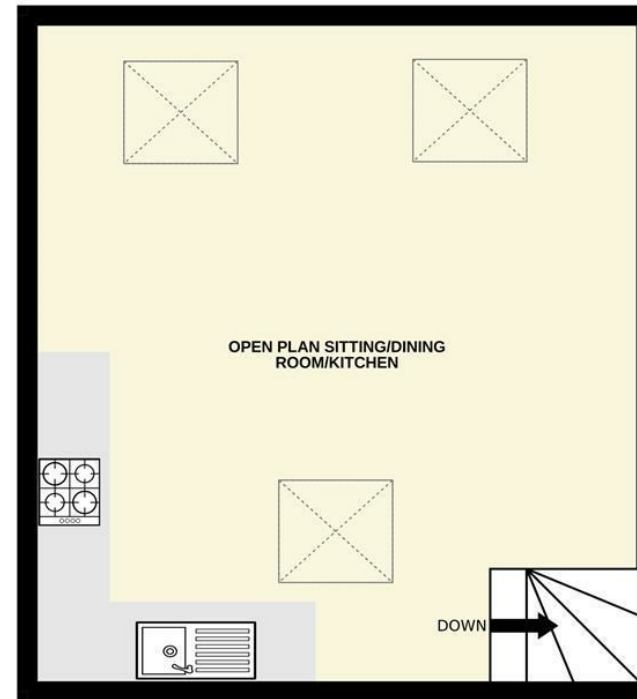




GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		