

**Wellington**  
**Portico House**  
**(Donnington House),**  
**22 Vineyard Road,**  
**Telford,**  
**Shropshire**  
**TF1 1HB**

- **A Freehold Detached Three Storey Grade II Listed Building**
- Internally arranged to provide a Former Rehabilitation Centre (Use Class D1)
- GIA extending to Approximately 762 sq m (8,202 sq ft)
- Site extending to Approximately 0.26 Hectares (0.63 Acres)
- Planning Statement provided by Local Authority supporting in principle a Residential Conversion of up to Ten Units subject to obtaining all necessary consents
- Possible potential for Redevelopment subject to obtaining all necessary consents

**Vacant Possession**

BY ORDER OF  
TELFORD AND  
WREKIN COUNCIL



NB. The plan is for identification only. © Crown Copyright, ES 100004106

**To View**

The property will be open for viewing every Monday and Wednesday before the Auction between 11.45 a.m.– 12.15 p.m. These are open viewing times with no need to register. (Ref: MW).

**VACANT – Freehold Building**



**Tenure**  
Freehold.

**Location**

The property is located on the north side of Vineyard Road, opposite its junction with Charlton Street. Access to the car park and rear of the site is provided by a lane that runs adjacent to Crescent Road. An extensive range of shops and amenities is available a short walk away in Wellington town centre. Wellington Rail Station is approximately 0.3 miles to the south-east and provides Virgin, West Midland and Transport for Wales services. The open spaces of Bowring District Park are to the south-west. The further amenities of both Shrewsbury and Telford are accessible. The M54 Motorway and A5 are both within reach. The Wrekin is close by.

**Description**

The property comprises Portico House, a Grade II listed building arranged over ground and two upper floors with an additional cellar. The later addition to the rear, Donnington House, is believed to have been constructed sometime in the 1970s and is arranged over ground and first floors beneath a flat roof. Internally, the building is arranged to provide a former rehabilitation recovery centre (use class D1).

The building may afford possible potential for residential redevelopment, subject to all necessary consents being obtained.

**Accommodation**

**GIA Approximately 762 sq m (8,202 sq ft)**

All services connected.

Please refer to legal pack for existing floor plans.

**Site Area Approximately 0.26 Hectares (0.63 Acres)**

**Planning**

Local Planning Authority: Telford & Wrekin Council.

Tel: 01952 380000.

The property may afford possible potential for development, subject to obtaining all necessary consents. A planning statement has been provided by the local authority supporting in principle a residential conversion of up to ten units. Please refer to the legal pack documentation.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allso.co.uk](http://www.allso.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.