

FOR SALE

COMMERCIAL SITE WITH THREE BEDROOMED RESIDENTIAL HOUSE



PRICE:

OFFERS IN THE REGION OF
£485,000 (EXCLUSIVE)

COMMERCIAL SITE WITH THREE BEDROOMED RESIDENTIAL HOUSE

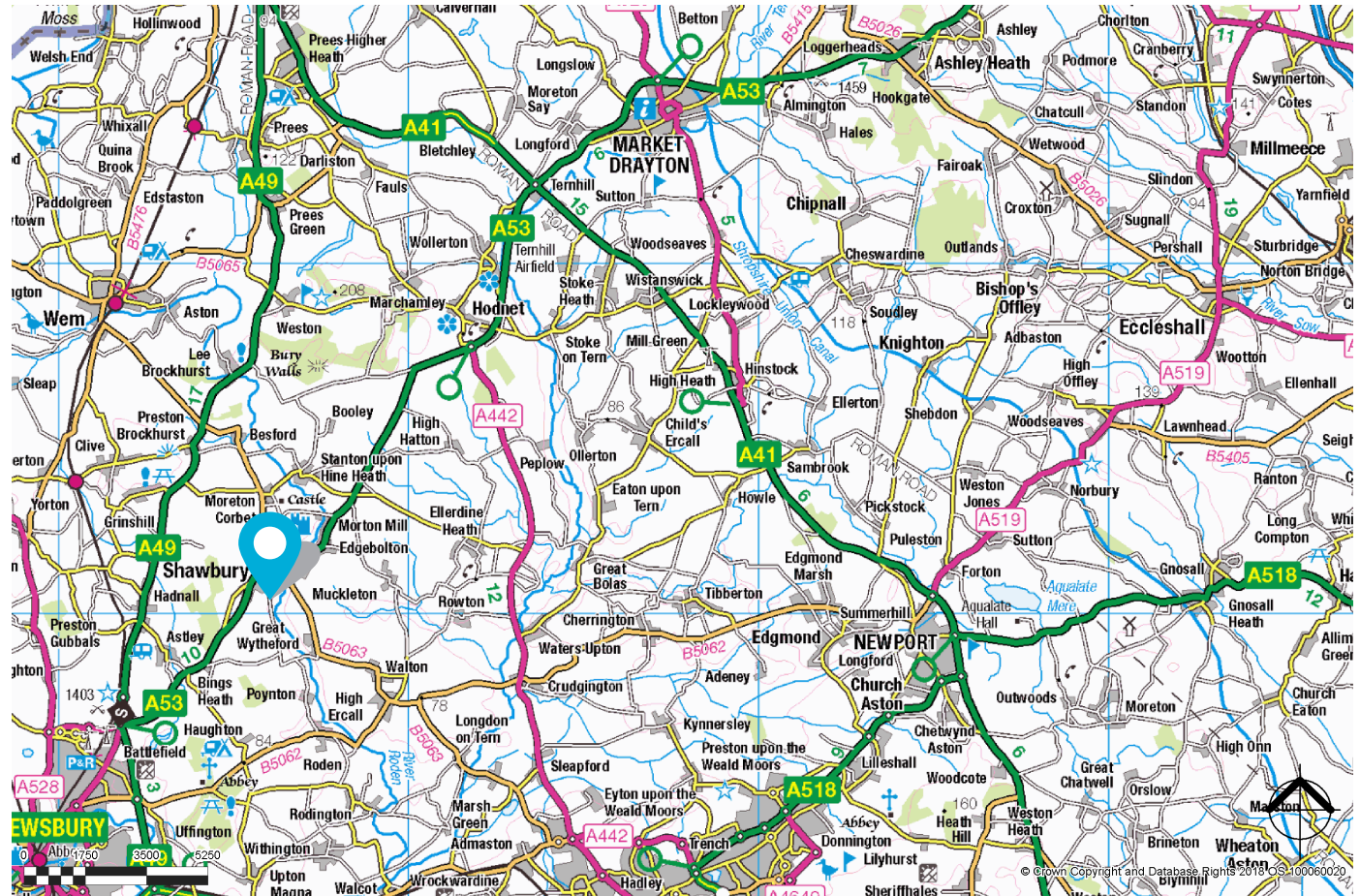
PARKLEA, POYNTON ROAD, SHAWBURY, SHROPSHIRE, SY4 4JP

- Commercial yard with hardstanding and commercial workshop building with a Total Gross Internal Floor Area of 1,804 ft sq (167.64 m sq) and offices with a Total Gross Internal Floor Area of approximately 669 ft sq (62.15 m sq)
- Three bedroomed residential house with garden
- Electric gates
- Rare opportunity to acquire a commercial yard and building with a residential house
- Total Site Area 0.597 acres (0.242 hectares)

LOCATION

The property is located fronting onto Poynton Road on the southern edge of the village of Shawbury. The property is located in proximity to all local amenities. The property is located in proximity to the A53 which provides access to the main road network.

Shawbury is a village where the majority of local amenities are available. The village had a population of 2,872 at the 2011 census. The village straddles the A53 which connects the County Town of Shrewsbury and Market Drayton. The village is located approximately 8.4 miles north east of the County Town of Shrewsbury and approximately 11.5 miles north west of Telford and benefits from good connectivity to the M54 and the national road network.





DESCRIPTION

The property offers the rare opportunity to acquire an attractively situated residential house with a commercial yard and buildings. The property would lend itself to a variety of commercial uses. The property sits in a Total Site Area of approximately 0.597 acres (0.242 hectares).

The property is approached from Poynton Road and has electronically controlled entrance gates.

The property is arranged to provide at the northern end of the property ownership a commercial yard area with hardstanding and a detached commercial workshop/warehouse with a Total Gross Internal Floor Area of approximately 1,804 ft sq (167.64 m sq). The property is of steel framework clad in corrugated sheeting and has a rolled roof structure. The unit has an eaves height of approximately 7 metres and two openings with widths of approximately 4.38 metres and 6 metres.

There is a detached office building that has a Total Gross Internal Floor Area of approximately 669 ft sq (62.15 m sq). The building is arranged to provide offices and welfare facilities.

The residential part of the property has a well presented three bedroomed residential semi detached house that is in part two and part single storey. The property has a detached double garage and detached outside stores and a garden area.

The property has a Total Site Area of approximately 0.597 acres (0.242 hectares).



ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice, all measurements are approximate.

	SQFT	MSQ
COMMERCIAL		
WORKSHOP		
Total Gross Internal Floor Area	1,804	167.64
OFFICES		
Total Gross Internal Floor Area	669	62.15
RESIDENTIAL		
HOUSE		
GROUND FLOOR		
Front Lobby	2.06m x 2.765m	
Sitting Room	4.92m x 7.59m	
Toilet		
Inner Lobby	1.08m x 2.33m	
Store	3.14m x 1.21m	
Kitchen	4.05m x 3.98m	
Conservatory/Lobby	3.44m x 3.24m	
FIRST FLOOR		
Landing		
Bedroom 1	4.01m x 3.98m	
Bedroom 2	3.37m x 4.89m	
Bedroom 3	4.92m x 4.01m	
Bathroom	2.76m x 3.54m	
OUTSIDE		
Double Garage		
Detached Stores		

Total Site Area 0.597 acres (0.242 hectares)





TENURE

The property is of freehold tenure and is offered for sale with vacant possession. The property is owned under Title Numbers SL195379, SL264733 and SL110309.

The property is subject to an overage provision relating to further residential development- Further details from the selling agents upon request.

EPC

To order

PLANNING

Prospective purchasers should make their own enquiries

We understand that the property part of the property benefits from planning consent for Use Class B of the Town and Country Use Classes Order 1987. The property is understood to currently benefit from an operators licence for 14 vehicles.

The residential part of the property is understood to benefit from planning consent for Use Class C3 (residential) of the Town and Country Use Classes Order 1987.

SERVICES

(Not tested prospective purchasers to rely on their own enquiries)

Mains water and electricity (single phase) are understood to be connected to the property.

The property is understood to be served by a septic tank drainage system.





PRICE

Offers in the region of £485,000 (Exclusive)

VAT

The property is understood not to be elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with the transaction.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND



VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact:

James Evans

07792 222 028

E: james.evans@halls.gb.com

Ellie Studley

07538 912 096

E: e.studley@halls.gb.com

Commercial Department

01743 450 700

E: commercialmarketing@halls.gb.com

