



FOR SALE – COMMERCIAL SITE

FORMER HIGHWAYS DEPOT | HEARNE LANE | HODNET | SHROPSHIRE | TF9 3NG



KEY POINTS

5,034

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



SUITABLE FOR A VARIETY
OF COMMERCIAL USES

POTENTIAL FOR
ALTERNATIVE USES
INCLUDING RESIDENTIAL
(SUBJECT TO STATUTORY CONSENTS)


ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN THE REGION OF
£425,000
(EXCLUSIVE)


James Evans

 07792 222 028

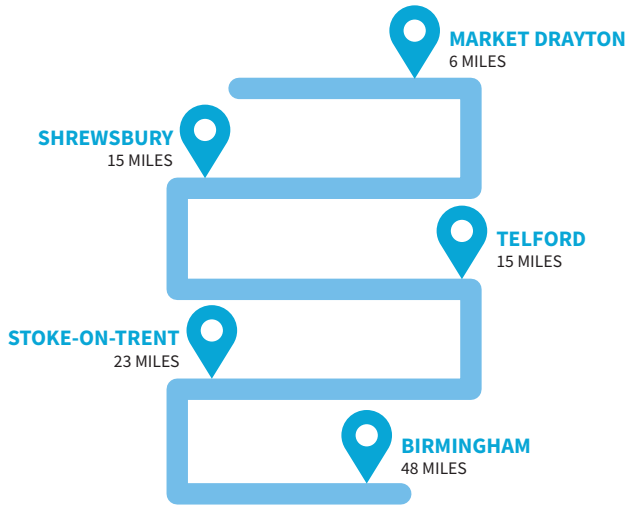
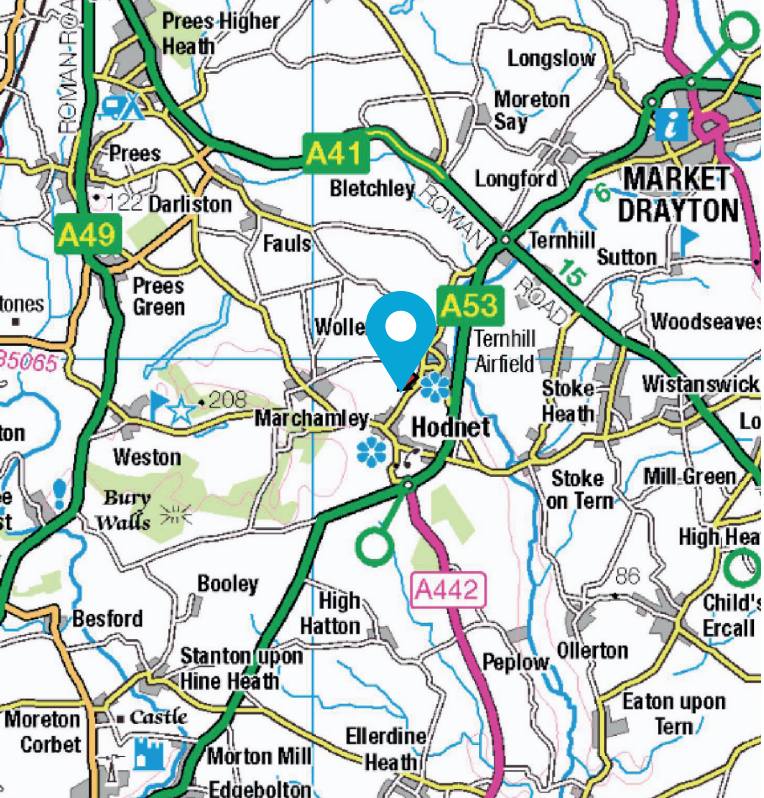
 james.evans@halls.gb.com



Ellie Studley

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LOCATION

The property is located on the western edge of the village of Hodnet and fronts onto Hearne Lane close to the junction with Drayton Road. The property is located adjacent to the residential development known as Chantrey Court.

Hodnet is a village that is located approximately 5.7 miles from the town of Market Drayton and had a population of 1,534 in 2011. The village is located adjacent to the A53 and its intersection with the A442 and benefits from generally good accessibility. The village has a primary school and the majority of local amenities.

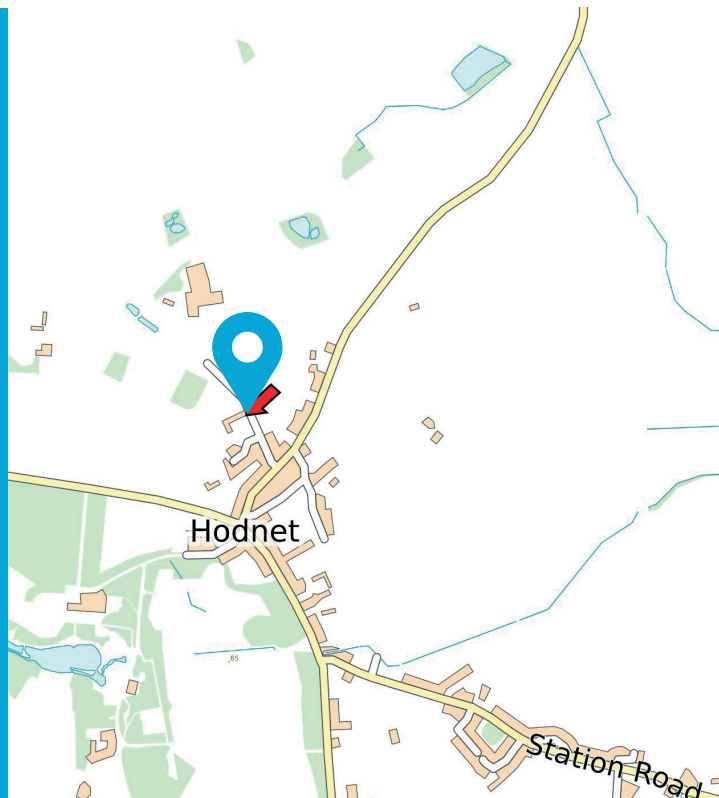
The village is located approximately 15 miles from the county town of Shrewsbury.



HODNET
POPULATION

1,600

APPROXIMATELY



what3words
heckler.stags.buzzing



DESCRIPTION

The property comprises of a former Highways Depot that would lend itself to a variety of commercial uses. The property benefits from a Total Site Area of approximately 0.73 acres (0.295 hectares) that benefits from a concreted surface and access directly from Hearne Lane.

Within the property there are a variety of commercial units that provide a Total Gross Internal Floor Area of approximately 5,034 ft q (467,63 m sq). These commercial units comprise of the main highway depot which has a Total Gross Internal Floor Area of approximately 3,516 ft sq (326.12 m sq) providing office/business space and workshop/warehouse space. The other property structure is an open sided commercial unit that has a Total Gross Internal Floor Area of approximately 1,518 ft sq (141.01 m sq).

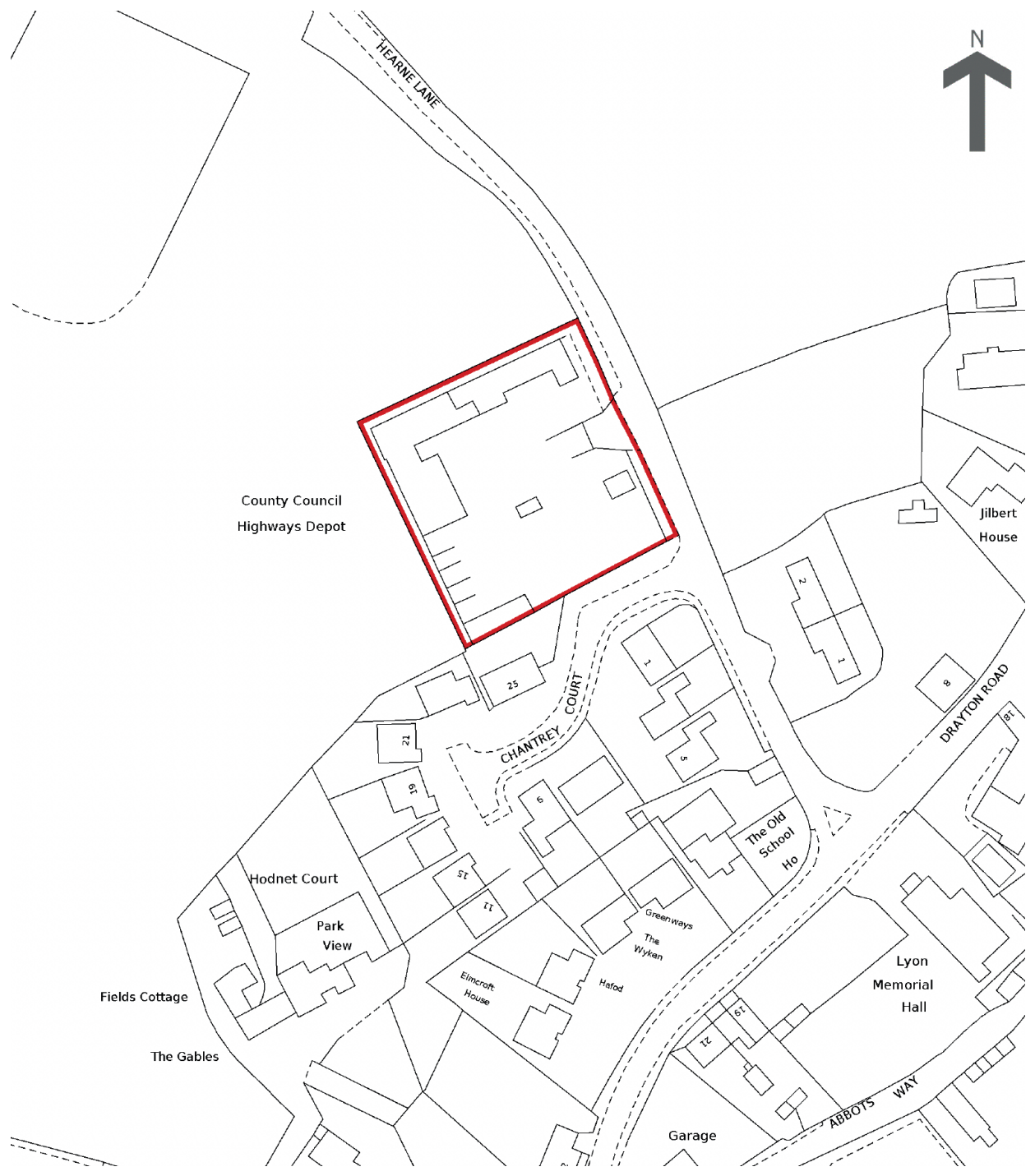
The property comprises of a commercial property that would lend itself to a variety of commercial uses. The property is located adjacent to residential properties and therefore subject to statutory consents may lend itself to alternative uses, particularly residential development.

ACCOMMODATION

(all measurements are approximate)

Offices/commercial workshop	
Total Gross Internal Floor Area	3,516 ft sq (326.61 m sq)
Open sided stores structure	
Total Gross Internal Floor Area	1,518 ft sq (141.01 m sq)
Total Site Area	0.73 acres (0.295 hectares)





County Council
Highways Depot



HEARNE LANE

Jilbert
House

25

21

61

15

11

Elmcroft
House

Hafod

Greenways
The
Wykan

1

6

5

The Old
School
Ho

2

1

8

DRAYTON ROAD

81

Fields Cottage

Hodnet Court

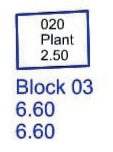
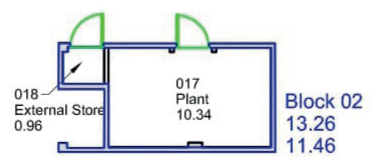
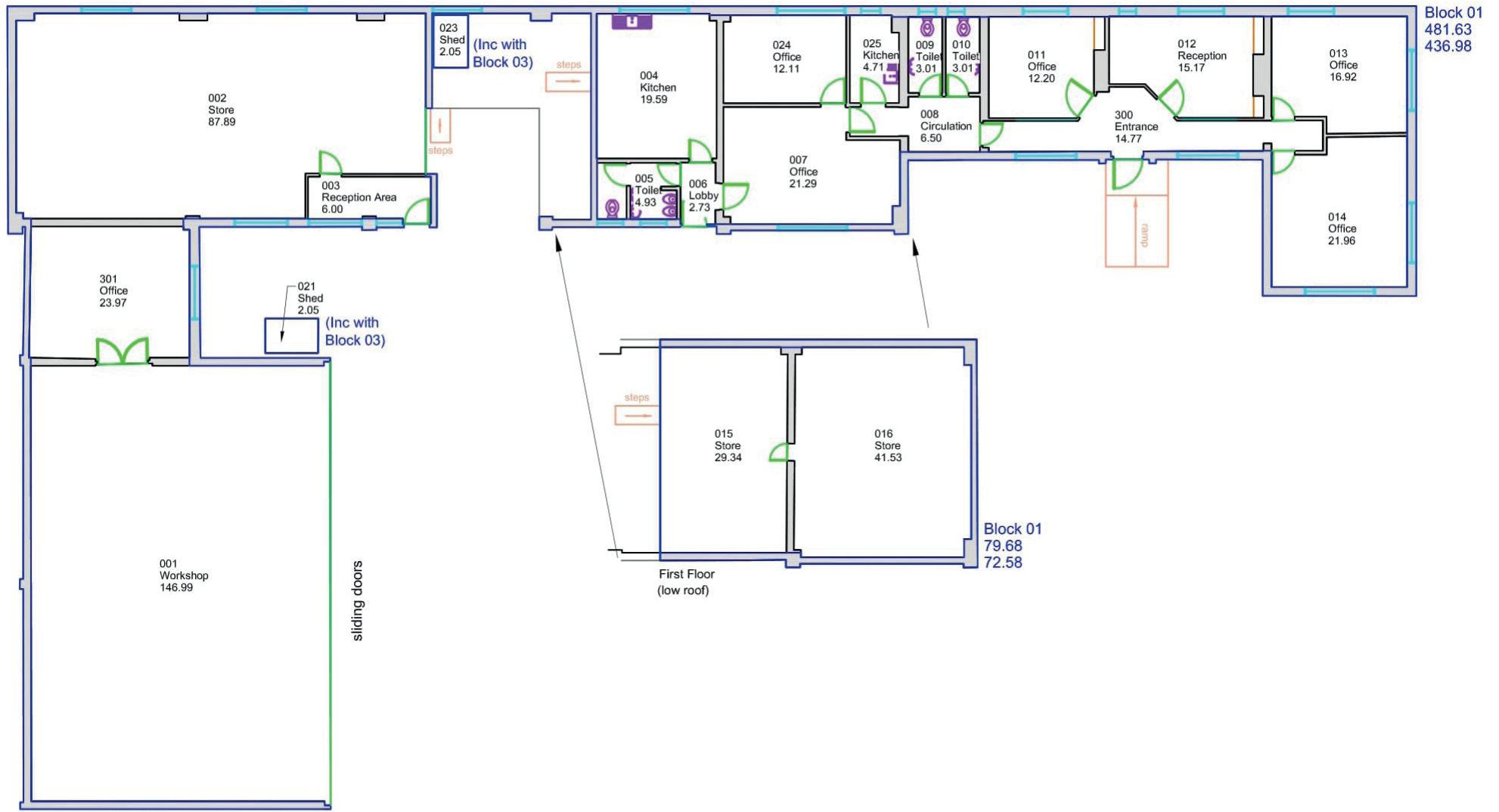
Park
View

The Gables

Garage

ABBOTS
WAY

Lyon
Memorial
Hall



RATES

To be assessed

LEGAL COSTS

Each party are to be responsible for their own legal costs associated with the sale of the property.

VAT

The property is understood to be elected for VAT, therefore VAT will be payable on this transaction.

PLANNING

Prospective purchasers should make their own enquiries to the local planning authority.

We understand that the property benefits from planning consent for commercial use falling within Use Class B of the Town and Country Use Classes Order 1987.

The property would lend itself to a variety of potential uses, subject to statutory consents.

Details of the planning policy are available upon request from the selling agents

PRICE

Offers in the region of £425,000 (four hundred and twenty five thousand pounds) exclusive.

EPC

To order.

TENURE

The property is offered for sale freehold with vacant possession.

The property is held under the ownership of Title Number SL181207.

SERVICES

Prospective purchasers should rely on their own enquiries and the services were not tested at the time of our inspection.

We understand that mains water, electricity and drainage are connected to the property.

LOCAL AUTHORITY


Shropshire Council

Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

 0345 678 9000


 [SHROPSHIRE COUNCIL WEBSITE](#)




VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing please contact:

James Evans

 07792 222 028

 james.evans@halls.gb.com

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