



**FOR SALE - A SIGNIFICANT SITE OWNERSHIP COMPRISING OF 5 RESIDENTIAL HOUSES,
COMMERCIAL BUILDINGS AND A TOTAL SITE AREA OF APPROXIMATELY 1.187 ACRES (0.48 HECTARES)
WITH SIGNIFICANT DEVELOPMENT POTENTIAL (SUBJECT TO STATUTORY CONSENTS)**

**PEPLOW SERVICE STATION and 30-34 RADMOOR COTTAGES
PEPLOW | HODNET | MARKET DRAYTON | SHROPSHIRE | TF9 3JY**



SUMMARY

The property comprises of an outstanding opportunity comprising of;

1. A terrace of 4 residential houses with 3 of the houses in need of refurbishment/modernisation
2. A further large three bedroomed house
3. Former shop unit with ancillary accommodation
4. Detached commercial workshop
5. Large site area extending to approximately 1.187 acres (0.48 hectares)
6. Significant potential for redevelopment (subject to statutory consents)
7. The property will be of significant interest to property developers/speculators and owner occupiers
8. Variety of residential and commercial properties
9. Viewing highly recommended

ALL MEASUREMENTS ARE APPROXIMATE





OFFERS IN EXCESS

£1,300,000

(EXCLUSIVE)

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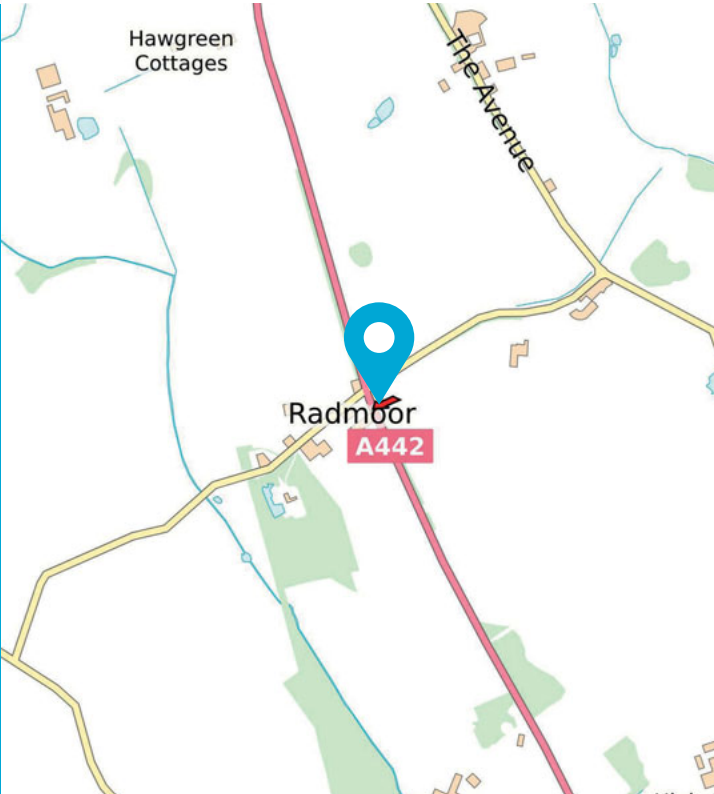
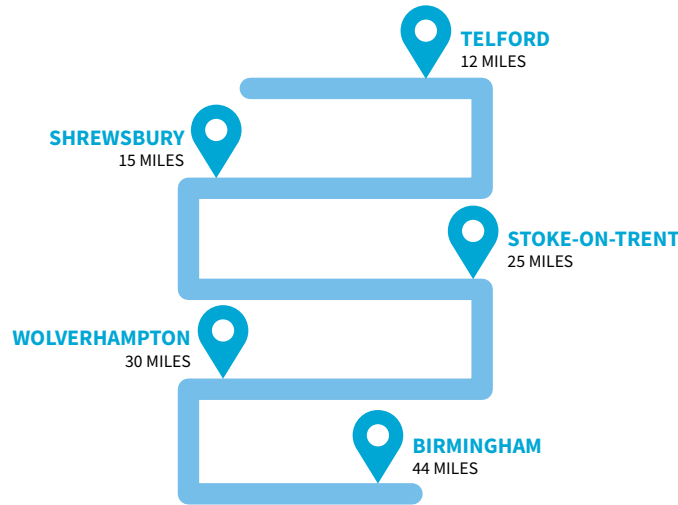
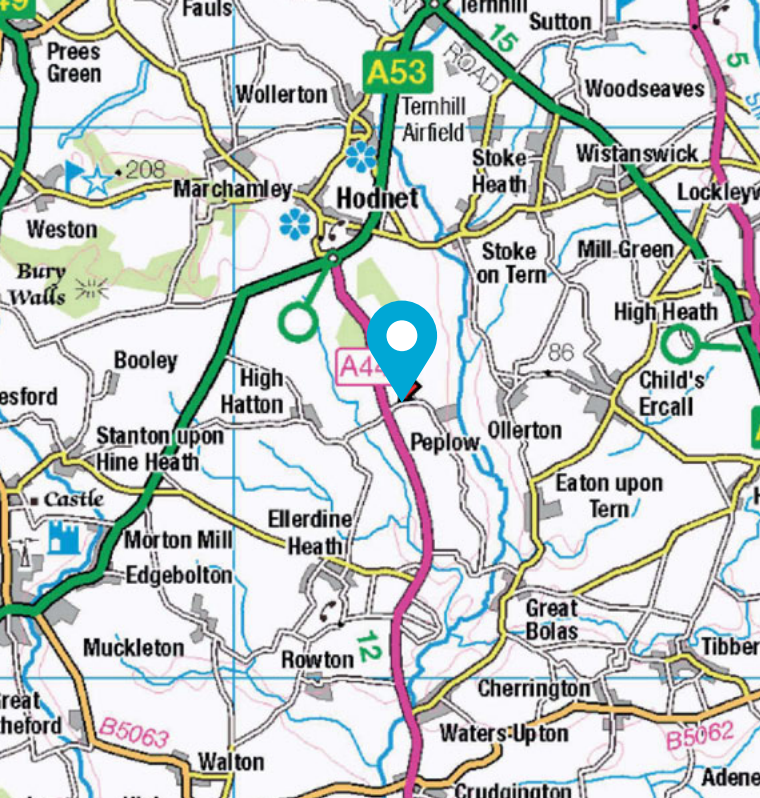
Halls

COMMERCIAL

Ellie Studley

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LOCATION

The property is prominently located in a sought-after area fronting onto the A442 and in part fronting onto the adopted highway that joins with the A442 in the area known as Peplow.

The properties are situated at the junction of the A442 with the adjacent adopted road. The property is located in an area of mixed development with surrounding occupiers including Peplow Business Park and properties that are in agricultural and residential use.

Peplow is a hamlet in Shropshire. It is part of the civil parish of Hodnet, which is a larger village to the north. The hamlet lies between Crudgington and Hodnet. The civil parish of Hodnet has a population of 1,534 at the 2011 Census. The village of Hodnet has some local amenities. Peplow itself has very limited local amenities.

Peplow is situated approximately 16 miles northeast of the County Town of Shrewsbury, approximately 9 miles south of the town of Market Drayton and approximately 15 miles south of the town of Whitchurch.



PEPLOW
POPULATION

1,600

APPROXIMATELY



what3words
folks.project.walkway



DESCRIPTION

The property provides a significant property that is arranged to provide a variety of residential and commercial properties. The property has a significant site area that allows potential for further development, subject to the receipt of satisfactory consents. The property will be of considerable interest to property developers, speculators and owner occupiers.

The part of the property fronting onto the A442 comprises of the property known as 34 Radmoor Cottages that is a 3 bedroomed attached residential house and a commercial property that comprises of an attached former shop unit with a detached workshop at the rear. The residential house is understood to date from approximately 1877.

34 Radmoor Cottages is in part two and part single storey and provides a Total Gross Internal Floor Area of approximately 967 ft sq. (89.83 m sq.). The accommodation provides on the ground floor a utility room, kitchen, sitting room, dining room and bathroom and on the first floor a landing area and three bedrooms. The property is of traditional construction being of brick construction under a part tiled and part flat roof cover. Attached to the rear of the residential property is an outbuilding that is of brick construction under a tiled roof cover.

The former commercial shop unit provides a Total Gross Internal Floor Area of approximately 1,230 ft sq. (114.26 m sq.) on the ground floor. There is a very small section of eaves storage to the first floor of the property structure that is accessed via an external staircase. The former shop unit has an access door into 34 Radmoor Cottages and is arranged as a variety of rooms. The property structure is attached and is of traditional construction being of brick construction under a part tiled and part corrugated asbestos sheet roof cover.



To the rear of 34 Radmoor Cottages and the former shop unit is a detached workshop/commercial unit that has a Total Gross Internal Floor Area of approximately 2,580 ft sq. (239.67 m sq.). The front part of the commercial unit has an eaves height of approximately 4.42 metres and two door openings to the front elevations with widths of approximately 7.15 metres. The rear part of the workshop has an eaves height of approximately 4 metres and a rear door opening with a width of approximately 3.98 metres.

Numbers 30 to 33 Radmoor Cottages provide a terrace of four residential houses that are located fronting onto the adopted road that intersects with the A442. They comprise of a terrace of 4 residential houses that are in a variety of states of repair.

Number 30 Radmoor Cottages comprises of a two-storey end of terraced house that requires a comprehensive scheme of refurbishment. The property provides a Total Gross Internal Floor Area of approximately 888 ft sq. (82.49 m sq.). The property had been stripped out. The ground floor provides a former kitchen, dining/sitting room, former bathroom and hallway and on the first floor 3 bedrooms and a landing area.

The property has a detached outbuilding/stores that provides a Total Gross Internal Floor Area of approximately 392 ft sq. (36.41 m sq.). The property structure is of brick construction with a tiled roof cover.

Number 31 Radmoor Cottages comprises of a two-storey mid terraced house. The property provides a Total Gross Internal Floor Area of approximately 610 ft sq. (56.66 m sq.). The property is arranged to provide on the ground floor a kitchen, sitting/diner and entrance hallway and on the first floor a landing and 2 bedrooms and a bathroom. The property is of traditional brick construction under a tiled roof cover.



Number 32 Radmoor Cottages comprises of a two-storey mid terraced house that is in need of a comprehensive scheme of refurbishment. The property provides a Total Gross Internal Floor Area of approximately 630 ft sq. (58.52 m sq.). The property is arranged to provide on the ground floor a kitchen, sitting/Dinner and entrance hallway and on the first floor a landing and 2 bedrooms and a bathroom. The property is of traditional brick construction under a tiled roof cover.

Number 33 Radmoor Cottages comprises of a part two and part single storey end of terraced house. The property is in need of a comprehensive scheme of refurbishment work. The property provides a Total Gross Internal Floor Area of approximately 861 ft sq. (79.98 m sq.). The property is arranged to provide on the ground floor a kitchen, sitting room, Dining room, bathroom and entrance hallway and on the first floor a landing and 3 bedrooms. The property is of traditional brick construction under a part tiled roof cover and a part flat felt roof cover.

There is off road car parking in front of Number 30 to Number 33 Radmoor Cottages and an off-road forecourt area in front of the former shop unit and 34 Radmoor Cottages.

The property has a significant area of accommodation land in its ownership.

The property is accessed from the A442 and the adopted road that intersects with it.

The property is held under the ownership of an unregistered title based upon our internet enquiries.

The property has a Total Site Area is approximately 1.187 acres (0.48 hectares).



ACCOMMODATION

The property provides the following accommodation, all measurements are on a Gross Internal Floor Area Basis in Accordance with the RICS Code of Measuring Practice.

	Metres sq.	Ft sq.
34 Radmoor Cottages		
Total Gross Internal Floor Area	89.83	967
The property is arranged as a three bedroomed attached property		
Outbuilding		
Total Gross Internal Floor Area	5.9	64
Former Shop Unit		
Total Gross Internal Floor Area	114.26	1,230
Workshop		
Total Gross Internal Floor Area	239.67	2,580
30 Radmoor Cottages		
Total Gross Internal Floor Area	82.49	888
The property was previously arranged as a three bedroomed end of terraced property		
Outbuilding		
Total Gross Internal Floor Area	36.41	392
31 Radmoor Cottages		
Total Gross Internal Floor Area	56.66	610
The property is arranged as a two bedroomed mid terraced property		
32 Radmoor Cottages		
Total Gross Internal Floor Area	58.52	630
The property is arranged as a two bedroomed mid terraced property		
33 Radmoor Cottages		
Total Gross Internal Floor Area	79.98	861
The property is arranged as a three bedroomed end of terraced property		
Outside		
Accommodation land and off-road parking		
Total Site Area	0.48 hectares	1.187 acres



VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable on the purchase of the property.

LEGAL COSTS

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

PLANNING

The property is understood to benefit from planning consent for residential and commercial uses.

Prospective purchasers should rely on their own enquiries.

The property has significant potential for redevelopment, and we anticipate the property would be of significant interest to property developers and speculators.

RATEABLE VALUE AND COUNCIL TAX

Peplow Garage – Band B

30-34 Radnor Cottages – to be confirmed

TENURE

The property is offered for sale freehold with vacant possession

SERVICES

(not tested at the time of our inspection)


We understand that mains electricity is connected to the properties. We understand that water is supplied via two boreholes and the property benefits from private drainage.

EPC

To be assessed.

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:

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

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