



For Sale: Commercial Yard, 1 Black Park Road

Whitchurch | Shropshire | SY13 1PG





Rare Opportunity Freehold Commercial Yard with Development Potential on the Edge of Whitchurch

Opportunity to acquire a versatile commercial yard on the outskirts of the popular town of Whitchurch. Extending to approximately 0.77 acres (0.31 hectares), the site offers strong potential for a range of commercial uses. Its accessible location and generous size also make it suitable for alternative development, including residential use, subject to the necessary statutory consents.

Conveniently located close to all local amenities, the yard combines practicality with future potential. Opportunities of this kind are rare, and early viewing is highly recommended to fully appreciate the scope on offer.

Commercial Yard, Black Park Road

The property comprises a commercial yard with direct access from Black Park Road, extending to a total site area of approximately 0.77 acres (0.31 hectares). Predominantly laid to hardstanding, the site presents a rare opportunity to acquire a commercial yard within the town of Whitchurch.

Please note that the existing commercial building on the site is a tenant's improvement and is not included in the sale.

Situated within an area of mixed-use development, the property offers potential for a variety of alternative uses, including residential development, subject to obtaining the necessary statutory consents.

An on-site inspection is strongly recommended to fully appreciate the scope and potential this property offers.

To note - the property is located in an area of Whitchurch that is zoned for future residential development under the current local plan. Details available from the selling agents upon request.

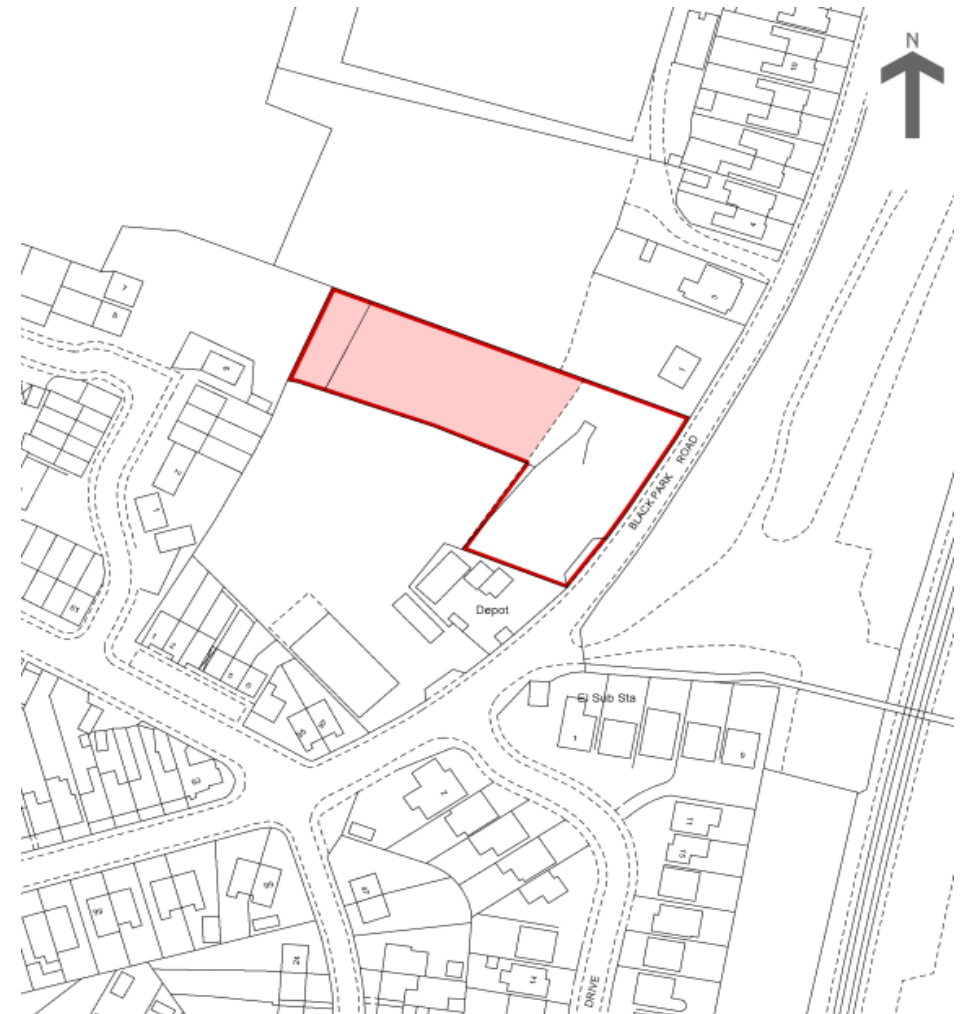


Location

The property is prominently situated on Black Park Road, on the edge of Whitchurch in North Shropshire. It lies within an area of mixed-use occupiers, close to Travis Perkins, and benefits from close access to a wide range of town centre amenities and services.

- Located approximately 1 mile from Whitchurch town centre
- Adjacent to established commercial occupiers including Travis Perkins
- Easy access to the A41, A49, and A525, linking to the wider national road network
- Close proximity to Whitchurch railway station, offering direct links to Shrewsbury and Crewe
- Accessible location near the borders of Shropshire, Cheshire, and North Wales

Whitchurch is a traditional market town with a growing local economy supported by retail, agriculture, and light industry. Its strategic location and strong transport connections make it an attractive setting for both commercial operations and future development.



Key Details

Tenure

The property is offered for sale freehold with vacant possession. It is held under Title Numbers SL163324, SL163323 and SL162526.

Price

Offers in region of **£300,000** (three hundred thousand pounds) exclusive.

VAT

The property is understood to be elected for VAT. VAT will be payable on purchase of the property.

EPC

Not applicable

Legal Costs

Each party is to be responsible for their own legal costs incurred in respect of the sale of the property.

Local Authority

Shropshire Council

The Guildhall, Frankwell Quay

Shrewsbury, SY3 8HQ



0345 678 9000



[SHROPSHIRE COUNCIL WEBSITE](#)

Rateable Value

£13,750

Services

Prospective purchasers should rely on their own enquiries. (not tested)

We understand that mains water, electricity and drainage are connected to the property. There is understood to be a three phase electricity supply to the property.

Planning

Prospective purchasers should make their own enquiries. The property is understood to benefit from planning consent for 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 including in particular residential development.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



Halls

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

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Simon Cullup-Smith



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Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

