



FOR SALE - COMMERCIAL YARD

FORMER SALT STORE, CLUN ROAD, CRAVEN ARMS, SHROPSHIRE, SY7 9AB

KEY POINTS

0.63
ACRES

TOTAL SITE AREA



COMMERCIAL YARD


SUITABLE
FOR A
VARIETY
OF USES

ALL MEASUREMENTS ARE APPROXIMATE




PRICE
£175,000
(EXCLUSIVE)

James Evans

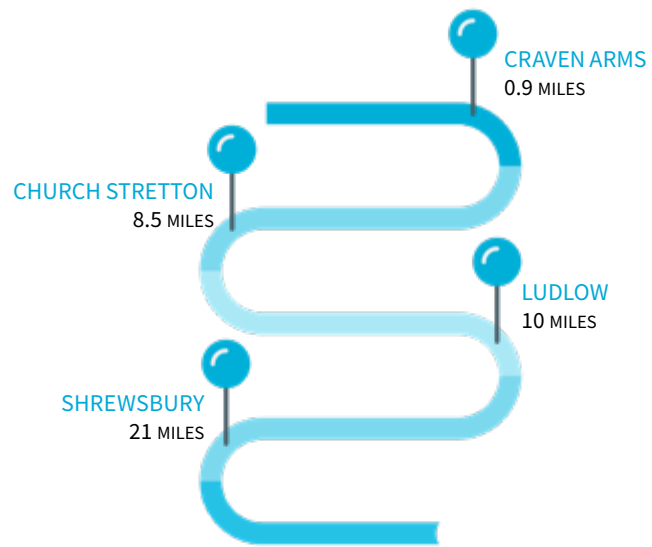
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Ellie Studley

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LOCATION

The property is located fronting onto Clun Road on the western edge of the town of Craven Arms. The property is located within proximity of all local amenities and within proximity of the A49 Trunk Road (Main road between Shrewsbury and Hereford). It is located close to the junction of Clun Road with Roman Road.

Craven Arms is an established market town where all local amenities are available. The town is located approximately 21 miles south of the County Town of Shrewsbury and approximately 10 miles north of the town of Ludlow.



2,565

Craven Arms Population





DESCRIPTION

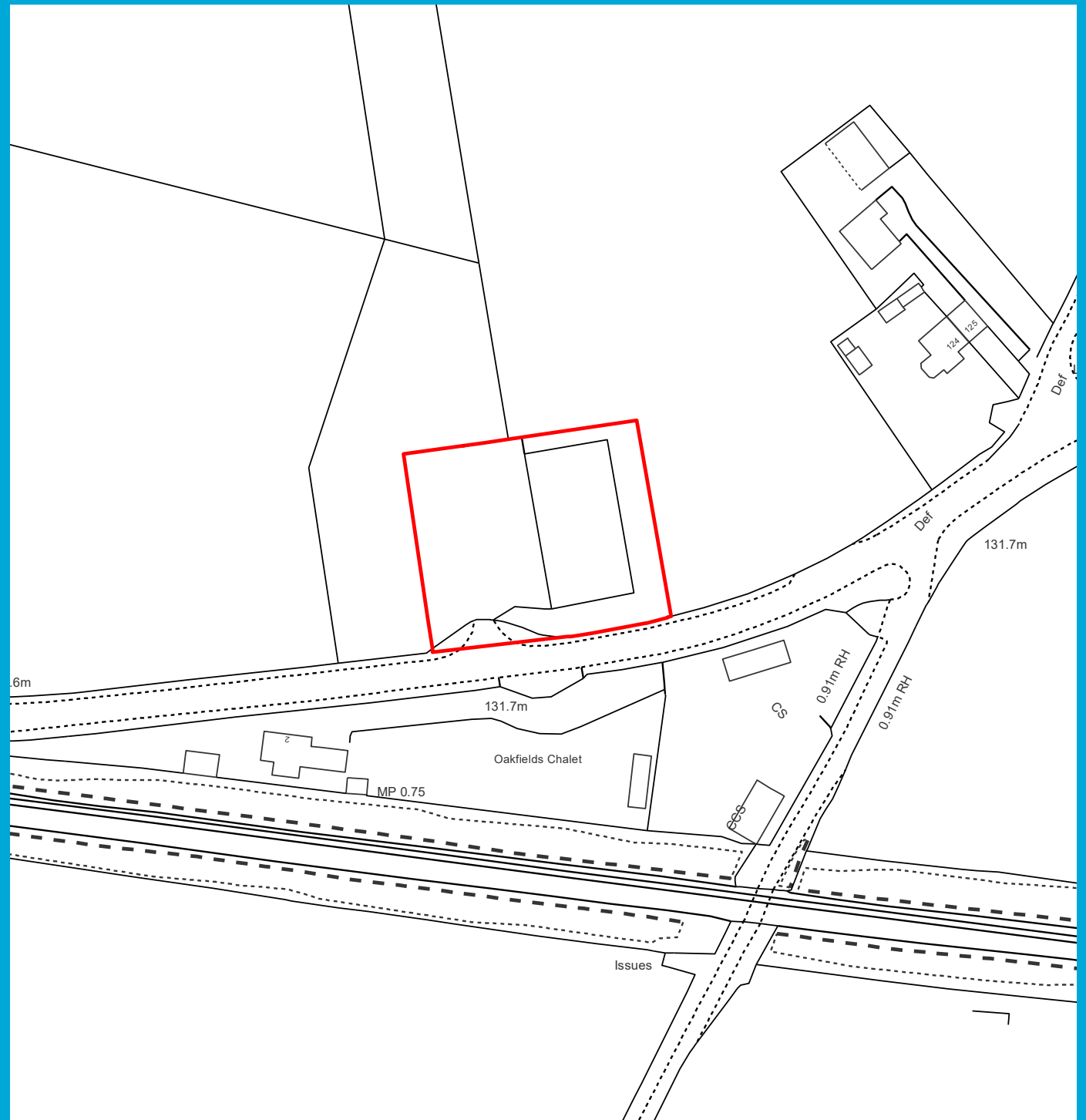
The property comprises of a commercial yard that has been previously in use as a former salt store. The property provides a Total Site Area of approximately 0.63 acres (0.25 hectares). The commercial yard has in part a concreted and a part hardcored surface. The yard is generally of level aspect and has access directly onto Clun Road.

The property provides the rare opportunity to acquire a commercial yard in South Shropshire that would lend itself to a variety of commercial uses, subject to any statutory consents and would also be of interest to property developers/speculators.

ACCOMMODATION

All measurements are approximate

	HECTARES	ACRES
TOTAL SITE AREA	0.25	0.63



TENURE

The property is offered to sale freehold with vacant possession.

PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning for commercial use falling within Use Class B of The Town and Country Use Classes Order 1987.

The property has previously been in use as a salt store and would lend itself to a variety of commercial uses subject to statutory consents.

SERVICES

(Not tested at the time of our inspection)

We understand that mains water, electricity and drainage are available for connection to the property, subject to the normal connection charges.

PRICE

Offers in the region of £175,000 (Exclusive)

LEGAL COSTS

Each party is responsible for their own costs associated with the transaction.

VAT

We understand that the property is elected for VAT and VAT will be charged on the price.


RATES & EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	EPC
TBC	TBC	N/A

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@hallsgb.com

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