



The Forge, Old Road, Alderbury, Salisbury, Wiltshire, SP5 3AR

Guide Price £250,000 Freehold

A detached two storey building currently with commercial use with the potential to be used for residential purposes.

Description

The property is a detached two storey building with commercial use, but with potential to be converted in to residential accommodation subject to planning. The building could be utilised as a workshop or an office space and also has the potential to be extended to provide further accommodation. On the ground floor is a workshop area with a WC and an external staircase accesses the first floor storage area, which has an insulated, vaulted ceiling with velux windows and exposed beamwork and a shower room. There are two areas either side of the building for off road parking or garden.

Workshop

Double doors to front elevation and a door to the rear, windows to side, power and light. Inset spotlights. Separate WC with wash hand basin.

First Floor Storage

Accessed via an external staircase with a vaulted ceiling and exposed beamwork with three velux windows. Electric room heaters. Shower room with shower enclosure, wash hand basin and low level WC with velux window to rear.

Outside

To either side of the property there are areas of hard standing to provide off road parking. Drainage is via a septic tank which is located to right hand side (as you look at it) under the hard standing.

Agent's Note

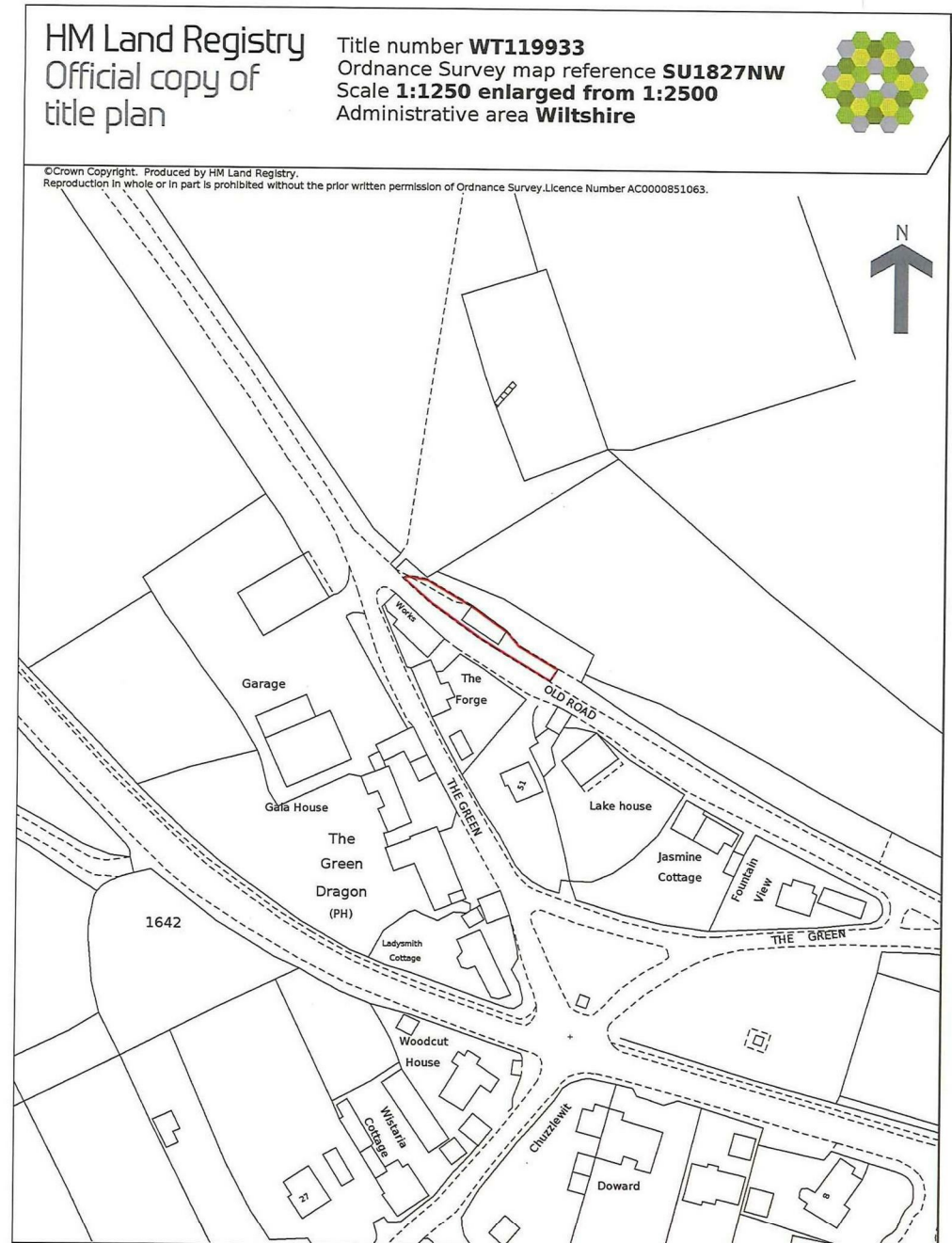
There is the potential to purchase additional land to the rear of the property from Longford Estate who will also be willing to allow change of use to residential and enable a two storey extension to be built on to the property.

Directions

Leave salisbury on the A36 Southampton road and at the start of the dual carriageway turn right towards Alderbury. Just before entering the village, turn right on to Old Road and the property can be found on the left hand side.

WHAT3WORDS

What3Words reference is: ///cold.fuse.surpasses



Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Workshop
10.41m (34'2") max
x 3.86m (12'8")

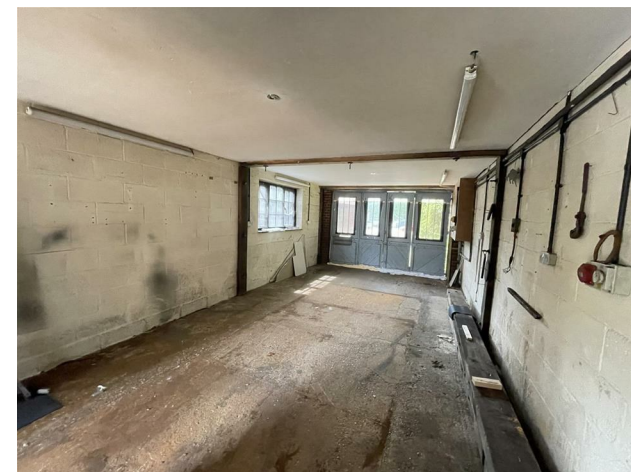
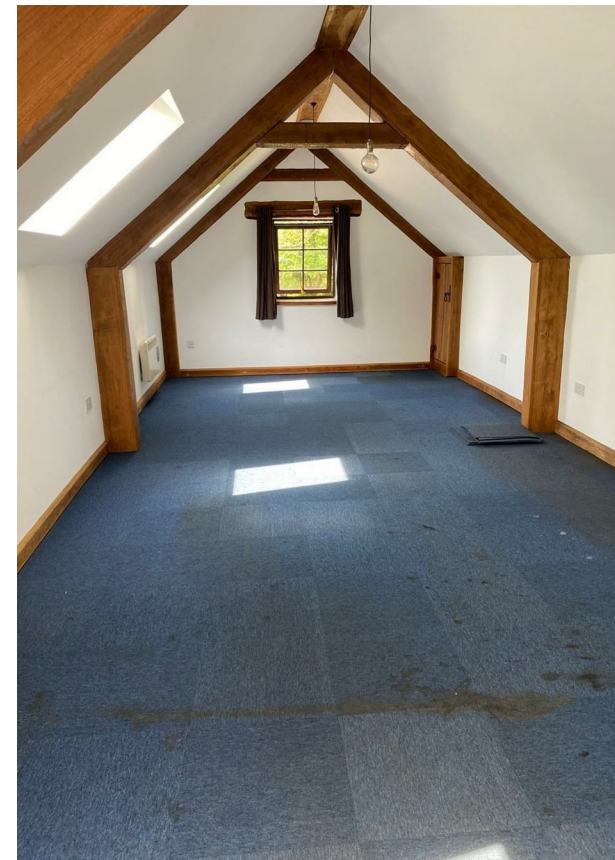
First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Store Room
10.41m (34'2") max
x 3.86m (12'8")

Total area: approx. 80.4 sq. metres (865.2 sq. feet)



WHITES

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		49	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

