BARNS AT ORCHARD HOUSE Appleby Hill, Austrey, Warwickshire CV9 3ER

Price Guide £900,000









- Multiple Units Comprising Established Enclosed Industrial Units and Open Framed Premises (c.14,000 Sq Ft)
- Commercial B2 Use
- Permitted Rights for Conversion of One Unit to a Single Detached Dwelling
- Extensive Driveway and Hard-Standing Providing Parking for Multiple Vehicles
- Paddock Land
- Former Stables and Pig Sheds
- Excellent Surrounding Outriding Opportunities
- In All Approx. 3 Acres
- No Upward Chain

REF NW8897

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle









GENERAL AND SITUATION

Approximate Distances:
Polesworth 4.5 miles • Tamworth 7 miles • Ashby-de-la-Zouch 8.1 miles
Leicester 22 miles • Birmingham City Centre 27.1 miles • M42 (J11) 2.5 miles
East Midlands Airport 16.9 miles

An exciting opportunity offering a range of versatile industrial and warehouse units and paddock land, with residential and equestrian potential, offered for sale with no upward chain.

The property enjoys an attractive semi-rural position with a scenic outlook over fields, nestled between Austrey and Appleby Parva/Magna villages. Accessible via Appleby Hill, through a metal five bar gate, a long gravel track leads you to the premises.

Offering a rare combination of commercial use, residential potential and equestrian facilities, Barns at Orchard House presents an excellent opportunity for a variety of purchasers seeking space, flexibility and future possibilities. The barn that sits on the boundary line of Orchard House, boasts permitted rights for development/conversion. The plans are available on the North Warwickshire Planning Portal under reference PAP/2023/0390.

UNIT 1

Versatile Warehouse, Workshop and Office Accommodation

Extending to approximately 4,199.86 sq ft (390.18 sq m), Unit 1 offers versatile accommodation arranged over two floors.

The ground floor comprises **Two Garages**, **Warehouse Space 1** and **Ground Floor Warehouse Space 2**, providing excellent storage and operational facilities. The first floor benefits from two separate **Office Suites** alongside a generously proportioned **Workshop Area**, creating a practical and flexible working environment.

UNIT 2

Open-Plan Warehouse with Office Accommodation

Extending to approximately 2,429.31 sq ft (225.70 sq m), Unit 2 comprises a spacious, single-storey **Warehouse** with an open-plan layout, offering excellent flexibility for a variety of commercial and industrial uses.

The accommodation also incorporates two useful **Cellular Offices**, providing dedicated workspace and privacy while maintaining convenient access to the main warehouse area.











UNIT 3

Warehouse with Mezzanine Storage

Offering an internal floor area of approximately 3,969.84 sq ft (368.81 sq m), Unit 3 comprises a spacious **Open-plan Warehouse** with the added benefit of a well-designed mezzanine level.

The mezzanine provides valuable additional storage capacity, making this a highly versatile unit with excellent potential to accommodate a range of business and operational requirements.





UNIT 4

Flexible Open-Plan Warehouse

Extending to approximately 1,160.03 sq ft (107.78 sq m), Unit 4 provides a well-proportioned, **Open-plan Warehouse** suitable for a variety of commercial and industrial purposes.

The flexible layout offers scope for adaptation to suit individual occupier requirements, making it an ideal option for businesses seeking practical and manageable premises.





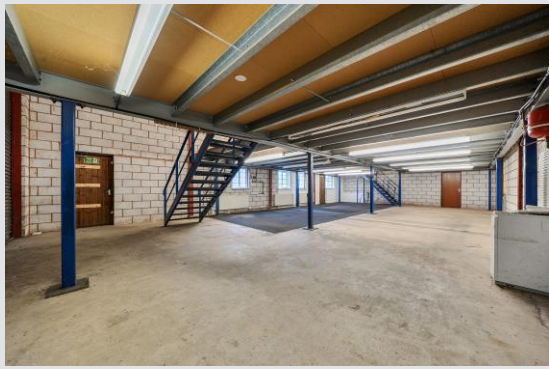
UNIT 5

Versatile Open-Plan Warehouse

Extending to approximately 2,414.58 sq ft (224.32 sq m), Unit 5 comprises a spacious, **Open-plan Warehouse** offering a flexible and adaptable working environment.

The layout provides excellent scope for a variety of commercial, storage and industrial uses, allowing prospective occupiers to configure the space to meet their specific business requirements.

The **Paddock Land** is currently undeveloped and remains uncultivated, being fenced and with a hedgerow to the far boundary which provides good shelter. There is hard standing area just off the main driveway where the former stable block stood.



IN ALL APPROX. 3 ACRES
(About 1.2 Hectares)





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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NORTH WARWICKSHIRE COUNCIL

SERVICES

MAINS ELECTRICITY, OIL-FIRED CENTRAL HEATING (UNITS 1 & 2)
*NOTE both WATER and DRAINAGE is currently served via Orchard House and is provided for 6 months from the 07/08/2026.
On expiry, a new connection for both a mains water supply and sewerage should be installed, or alternatively a negotiation/approach made for continuation of the service.
TELEPHONE and BROADBAND (available subject to normal transfer regulations)

TENURE Freehold

DIRECTIONS

On entering the village from the A444 Atherstone Road, turn onto Norton Hill and at the T junction turn right onto Main Road. Continue along this road taking the 4th right onto Appleby Hill, then continue for approximately 1 mile passing the driveway to Orchard House, which is located on the right-hand side. The gateway is approximately 40 yards past the driveway on the right-hand side.

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The Property Ombudsman

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