



The Old Workshop , Lower Westford, Wellington TA21 0DN
Guide Price £145,000

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This substantial unit is fit for a wide range of purposes, as a workshop, garage, general storage, or potential conversion. There are mains water, drainage and electric services available. NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: N/A / Council Tax Band: 3

The unit is located in Lower Westford, a hugely popular hamlet on the western outskirts of Wellington. There are amenities located within an easy walking distance in Rockwell Green, whilst Wellington itself is just a short drive away.

Substantial workshop
Excellent location
Multi purpose unit
Opportunity for conversion subject to necessary planning & consents
Internal viewing highly advised
Mains water, drainage and electric
No onward chain

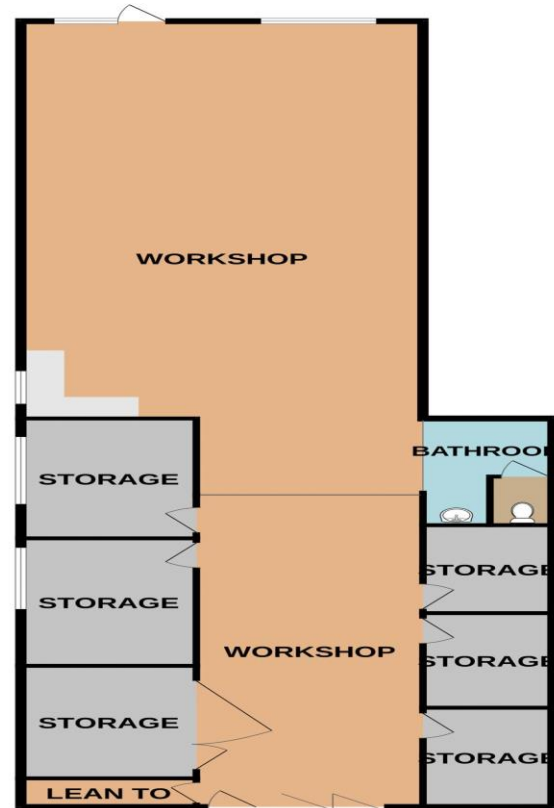




Main Workshop Area	80' 0" x 20' 8" (24.37m x 6.29m) At widest point
Utility Cupboard	9' 3" x 3' 1" (2.82m x 0.94m)
Store Room One	11' 4" x 9' 4" (3.45m x 2.84m)
Store Room Two	12' 9" x 9' 3" (3.88m x 2.82m)
Store Room Three	12' 0" x 9' 3" (3.65m x 2.82m)
Store Room Four	9' 11" x 6' 9" (3.02m x 2.06m)
Store Room Five	9' 6" x 6' 7" (2.89m x 2.01m)
Store Room Five	8' 10" x 6' 4" (2.69m x 1.93m)
Galley & Washroom	9' 6" x 5' 6" (2.89m x 1.68m)



WORKSHOP
1925 sq.ft. (178.8 sq.m.) approx.



TOTAL FLOOR AREA : 1925 sq.ft. (178.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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