

COMMERCIAL UNITS, STORAGE BARN AND PASTURE Paddock
Hightrees Farm, Tasley, Bridgnorth, Shropshire, WV16 4RE



Storage and Commercial Investment and Pasture Paddock
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For Sale by Private Treaty



**Storage and Commercial Investment
and Pasture Paddock**

- Pasture paddock extending to approximately 2.87 acres (1.16 ha)
- Former farmyard complex now utilised as storage units and workshops
- Good monthly income from inside and outside caravan and other storage space
- For Sale in two Lots
 - **Lot 1** – Farmyard and Buildings
Offers in the region of £400,000
 - **Lot 2** – Pasture Paddock
Offers in the region of £60,000

FOR SALE BY Private Treaty

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008
All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

An excellent opportunity to acquire an attractive amenity paddock and a former dairy farmyard now with planning permission for its alternative use as storage and commercial units producing a good level of income from a long-standing licensees and tenants.

DESCRIPTION

Lot 1 - Buildings and Yard Area extending to approximately 1.82 acres (0.737ha) and comprising the farm yard area and buildings which provide a range of storage possibilities, caravan storage (both inside and out) and a range of commercial units. The site extends to approximately 1.8 acres. This range of former agricultural Dutch barns and steel framed buildings provides for internal storage and let units, in all providing a significant annual income. Income from the site represents a yield of about 10% with potential to add value. A schedule of tenants will be provided to interested parties once they have shown clear intent and provided proof of funds.

The sale excludes a range of attached buildings part of which will be demolished with the older parts converted to residential dwellings. There is an agreement in place requiring the neighbouring owner to demolish the adjacent barns and close in the gable end and re-route the electricity connection to the buildings offered for sale, so that access to the main storage building will be from the south east side of the site.

The vendor may consider dividing the green hatched area from this lot as shown on plan herein.

Lot 2 - Pasture Paddock extending to approximately 2.87 acres (1.16ha). This pasture paddock, with commanding views over the surrounding countryside, provides the opportunity for amenity use and for the grazing of horses or ponies (subject to gaining planning permission for any stabling).

SERVICES

Currently, water is provided from a farm-wide well supply and the purchasers of each Lot will be required to make a connection to the Severn Trent Water main, which is believed to be situated in the adjacent public highway. An easement will be allowed to install this water main along a route to be agreed.

With respect to the mains electricity connection, one of the existing connections to the buildings in Lot 1 will be disconnected when the adjacent buildings are removed and a re-connection made by the neighbour.

LOCATION AND ACCESS

Lot 1 – The property is accessed over the main tarmacked farm drive at High Trees Farm, shown on the plan herein.

Lot 2 – The property lies adjacent to the public highway but a right of access will be provided over the yellow hatched area shown on the plan herein.



DIRECTIONS

The property is located approximately 1.5 miles from the centre of Bridgnorth. Taking the Wenlock Road and heading west from the centre of Bridgnorth, at the mini-roundabout in Tasley turn right onto Church Lane and continue for about 1.2 miles and the property entrance will be found on the left-hand side identified by our For Sale board.

BUSINESS RATES

Most of the units have a rating assessment, details of which will be provided on viewing.

PREVIOUS APPROVED PLANNING APPLICATIONS

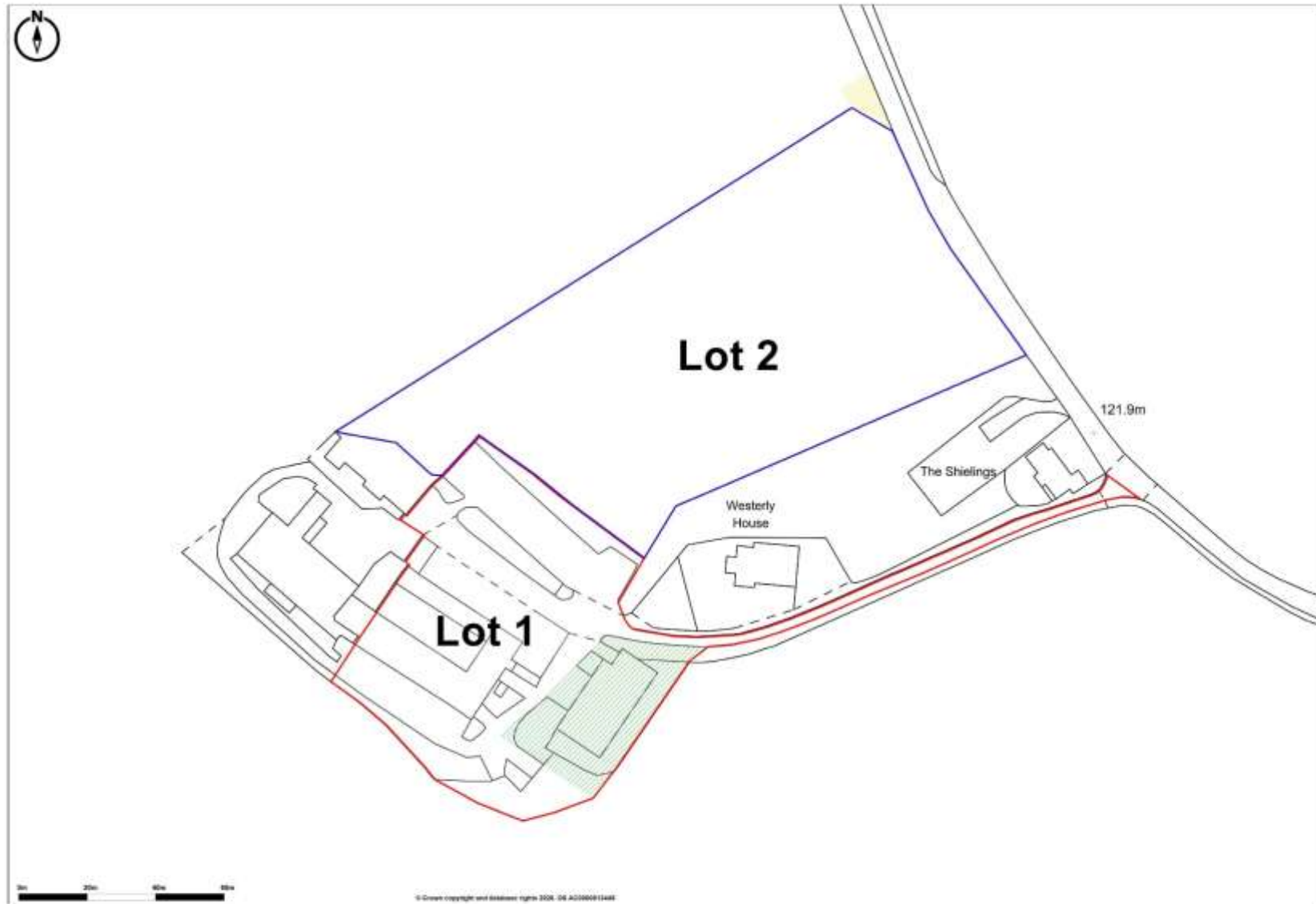
Planning permissions available are perhaps limited in their extent and in this respect, potential purchasers must satisfy themselves that they meet their own requirements or conduct their own enquiries if necessary.

Registered / Received	Reference	Proposal	Decision	Decision date
21 Aug 2007	BR/APP/FUL/07/0702	Retention of use of existing buildings for storage of packaging/building materials/plant	Granted / Accepted	16 Oct 2007
14 Oct 2003	BR/APP/FUL/03/0783	Use of part of barn for storage of caravans	Granted / Accepted	4 Dec 2003
20 Jan 2000	BR/APP/FUL/00/0037	Retention of workshop for construction of window frames	Granted / Accepted	14 Mar 2000
28 Jun 1999	BR/99/0467	Variation to allow storage of up to 20 caravans	Accepted	15 Sep 1999
4 Aug 1998	BR/98/0548	Use of land for storage of caravans	Accepted	13 Oct 1998





LOT 2 – PASTURE Paddock
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LANDMARK INFORMATION

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