

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

**FOR SALE**

**HAULAGE/COMMERCIAL YARD**



## **Station Yard, Station Road, Bucknell** **Shropshire, SY7 0EL**

- Commercial site extending to approximately 2.6 ac (1.05 ha)
- Level and secure surfaced yard including substantial concreted area
- Former weighbridge in situ
- Small single storey office building and redundant sidings

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# Station Yard

## Station Road, Bucknell

## LOCATION

Bucknell is a small village in south Shropshire located approximately six miles east of Knighton, eight miles south of Ludlow and ten miles east of Craven Arms. It lies on the River Redlake within the Shropshire Hills Area of Outstanding Natural Beauty, in close proximity to the borders with Wales and Herefordshire.

Bucknell is home to a healthy number of businesses and public services for a village of its size, including public houses, Post Office, church, railway station, primary school, and numerous companies providing services to the local agricultural and forestry enterprises.

The property itself is situated in the centre of Bucknell adjoining a main railway line and timber yard, which is currently owner occupied by B & J Davies Bucknell Limited. It is accessed via a gated entrance entrance directly off the B4367.

## DESCRIPTION

The property comprises a commercial yard extending to approximately 2.6 acres, which is essentially level and has a mixture of surfaces including a large concreted area. The site currently incorporates redundant railway sidings, a former weigh-bridge and a small office building. There are also a couple of derelict outbuildings.

The office building comprises a detached single storey stone built structure surmounted by a slate tiled roof.

To the rear of the yard are two derelict outbuildings, which were associated with the original railway sidings use. Both structures are built of stone with tiled roofs and have been redundant for some time.

The yard is secured by perimeter fencing with a gated access point to the front.

## ACCOMMODATION

Office building	90 sq ft	
Former railway building	1,500 sq ft	
Former goods building	2,000 sq ft	
<b>Total</b>	<b>3,590 sq ft</b>	<b>(334 sq m)</b>
Site area	2.6 ac	(1.05 ha)



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## SERVICES

We understand that mains electricity, water and sewerage are available or connected to the property. It should be noted that we have not tested these services and interested parties should make their own enquiries.

## PLANNING

We understand the property has planning permission for uses within Class B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

## TENURE

Freehold: The property is available to purchase on a freehold basis. For further details please contact the selling agent.

## PRICE

Price upon application.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Shrewsbury - Tel: 0345 678 9000.

## BUSINESS RATES

According to the Valuation Office Agency website the property is not currently assessed for business rates.

# ENERGY PERFORMANCE CERTIFICATE

Not applicable.

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

**Ref: BNF/1193A**



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