



Industrial Complex and Detached House Riverlea, Bedstone Road, Bucknell, SY7 0AQ

- Self-contained, versatile industrial complex on site area of 0.72 ac (0.29 ha)
- Two industrial units extending to 9,164 sq ft (851.39 sq m) overall with separate single storey office block
- Detached, well-presented three-bedroom house with conservatory
- Secure open storage yard and on-site car parking with gated access

Riverlea

Bedstone Road, Bucknell

LOCATION

Bucknell is a small village in south Shropshire, which lies approximately 6 miles east of Knighton, 8 miles south of Ludlow and 10 miles east of Craven Arms. It is located on the River Redlake within the Shropshire Hills Area of Outstanding Natural Beauty, in close proximity to the borders with Wales and Herefordshire.

The property itself is situated in the centre of Bucknell and enjoys a prominent position fronting onto the B4367, opposite Green's Garage and petrol filling station. All amenities are available in the village.

DESCRIPTION

The property offers a unique opportunity to purchase a self-contained, versatile industrial complex incorporating two semi-detached warehouse units, together with single storey office block and a three-bedroom, detached house. The site is completed with a secure yard and car parking. The property was formerly the site of the Hornsey Steels operation, who have now relocated to Bucknell Coal Yard. The site is fully secure, with two gated vehicular access points off the main road.

The commercial aspect of the site comprises a pair of adjoining warehouse/workshop units. Each unit has two electrically operated roller shutter doors and LED drop lighting. Unit 1 has a minimum eaves height of 4.64m rising to 5.6m at the apex and Unit 2 has a minimum eaves height of 5.74m rising to 7.8m at the apex. Unit 2 also benefits from works WC and kitchen facilities in addition.

There is also a self-contained single storey office block, which adjoins the house, providing two ground floor administration offices.

Externally, there is a concrete open storage/service yard to the front of the industrial units, which effectively wraps around the house, as well as a small tarmac car parking area to the rear of the house, which may also be utilised for open storage.

ACCOMMODATION

Unit 1	3,783 sq ft	351.45 sq m
Unit 2	5,831 sq ft	499.94 sq m
Total GIA	9,164 sq ft	851.39 sq m
Office Block	305 sq ft	28.80 sq m
Detached House	1,408 sq ft	130.80 sq m
Total Site Area	0.72 ac	0.29 ha



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DETACHED HOUSE

The detached house is positioned centrally within the site and incorporates lounge, impressive fitted kitchen, dining room and conservatory on the ground floor, with three double bedrooms and a family bathroom with shower on the first floor. The accommodation benefits from an oil fired central heating system and uPVC double glazed windows and doors throughout.

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE AND PRICE

The property is available to purchase as a whole on a freehold basis with vacant possession. Offers in excess of £800,000.

SERVICES

We understand that all mains services, with the exception of gas, are connected to the property, including a 3-phase power supply to the industrial units. However, we have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £27,500.

ENERGY PERFORMANCE CERTIFICATE

The house has an energy rating of D(64). The industrial units have been assessed and the EPC will be made available shortly.

VAT

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

VIEWING

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

Contact: Nathan Fern

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