FOR SALE

DETACHED FORMER AIRCRAFT HANGAR WITH WORKSHOPS AND ADDITIONAL LAND IN RURAL LOCATION







FOR SALE

Hangar 3 | Former RAF Peplow Airfield | Eaton-upon-Tern | Shropshire | TF9 2BX

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EXECUTIVE SUMMARY

- Former T2 aircraft hangar of steel frame construction with sliding loading doors with additional workshop premises and large external grassed area.
- The hangar provides versatile clear span accommodation extending to approx. 29,511 sqft (2,741 sqm), with the workshop extending to approx. 3,055 sqft (283.81 sqm) on a site area of 5.78 acres (2.38 ha) or thereabouts.
- Located on the former RAF Peplow Airfield on the fringe of the village Eaton-upon-Tern some 10 miles north of Telford with convenient access to the main road network.
- Available For Sale inviting offers in the region of **£475,000** for the freehold interest with the benefit of vacant possession of the Hangar on completion, and subject to the existing tenancies in place for the workshop premises.



LOCATION

The property occupies a convenient location on the fringe of the popular village of Eaton upon Tern on the former RAF Peplow Airfield, approximately 10 miles north of Telford, and 9 miles south of Market Drayton. The property is accessed via a shared service road leading from the main road serving the village.

DESCRIPTION

The property comprises a substantial clear span former T2 aircraft hangar extending to approx. 29,511 sqft (2,741 sqm) with a minimum internal eaves height of 9 metres and has the benefit of concrete flooring, overhead lighting and a sliding loading/access door. The site also includes a modern workshop premises extending to approx. 3,055 sqft (283.81 sqm), currently divided to create 3 individual units.

The property also benefits from a weighbridge facility and generous grassed open land areas to the front and rear on an overall site area of approximately 5.78 acres (2.38 ha).

The property is considered suitable for a variety of uses subject to planning.

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GUIDE PRICE

Offers in the region of **£475,000** are invited for the freehold interest with the benefit of vacant possession of the Hangar on completion, and subject to the existing tenancies in place for the workshop premises.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 03456 789000

PLANNING

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

ENERGY PERFORMANCE RATING

The properties are exempt for EPC rating purposes.

BUSINESS RATES

To Be Confirmed

SERVICES

Mains electricity is understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

TENANCIES

The workshop premises are currently fully let to three separate tenants generating in total £6,250 per annum exclusive. Details of the tenancy agreements are available from the selling agents upon request.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Vendor has elected to charge VAT on the property.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

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September 2026 Amended November 2026

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