

**fisher
german**

Seven Acres

Newport Road, Sundorne, Shrewsbury, SY4 4RR

Freehold
Industrial/Warehouse/Trade Unit
& Open Storage Land

29,155 Sq Ft / 7.52 Acres



For Sale | £2,950,000 + VAT



Key information



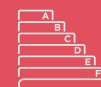
Price

£2,950,000 + VAT



Rateable Value

£82,500



EPC Rating

D

Seven Acres

29,155 Sq Ft / 7.52 Acres

Location

Severn Acres occupies a prominent roadside position on the eastern fringe of Shrewsbury, approximately 5.3 miles from the town centre.

The site is located on the B5062 and lies adjacent to the A5191, providing direct access to the A5 approximately 2 miles to the south, and onward connectivity to Telford, Oswestry, and the M54 corridor.

The property is situated within a mixed-use commercial and agricultural area, bordered by open farmland, light industrial premises, and rural commercial operations offering a unique standalone setting. Established nearby national occupiers include Mercedes Benz, Jewsons, B&Q, Bookers, and Topps Tiles, approximately 1.6 miles to the north west.

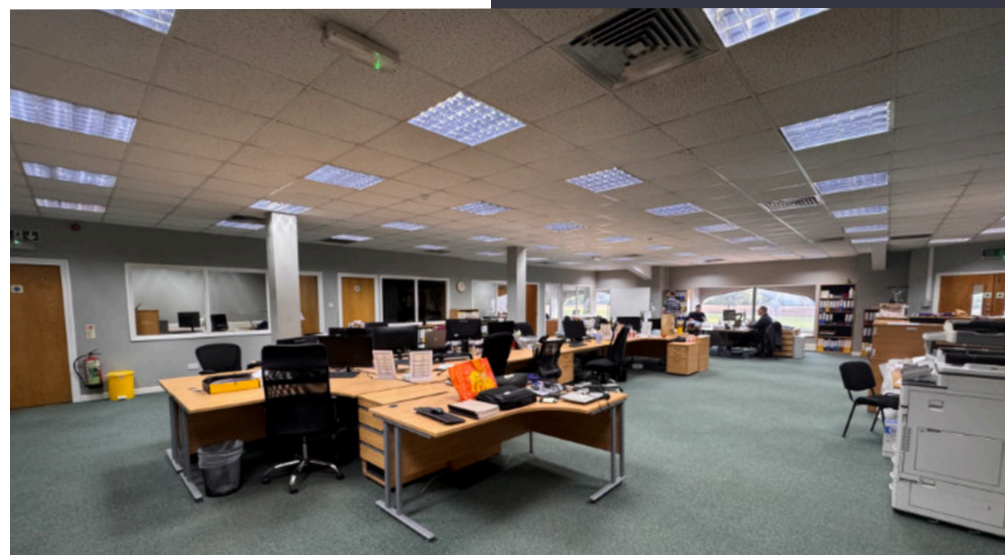
Description

The property comprises a substantial, secure, self-contained commercial site extending to approximately 7.52 acres (3.04 ha). The site includes an industrial unit positioned to the front of the site, a combination of hardstanding and gravel-surfaced yard areas suitable for open storage, and a parcel of agricultural grassland located to the rear.

The principal building is a 1980s two-storey industrial unit of steel portal frame construction, with part brick and part metal-clad elevations, beneath an insulated pitched steel-clad roof. The ground floor is arranged to provide a trade counter showroom, a series of offices leading into a goods warehouse benefitting from a roller shutter door. To the rear, the main warehouse benefits from eight electric up-and-over doors measuring approximately 4.6m wide by 6.0m high. The warehouse has an eaves height of approximately 6.5m and benefits from three-phase electricity and LED lighting.

The first floor provides a mix of open-plan and cellular office accommodation, finished to a modern specification with carpeted flooring, suspended ceilings, LED lighting, comfort cooling and heating, and kitchen facilities. Access to the first-floor offices is via a separate pedestrian entrance on the side elevation, leading into a reception foyer including WC facilities. A mezzanine floor is also situated in the warehouse, providing additional storage and further office accommodation including a boardroom.

Externally, the site is predominantly surfaced with concrete and gravel, with the rear portion of the site comprising agricultural grassland extending to approximately 1.93 acres (0.78 ha). The entire site is enclosed by palisade fencing, with gated access from Newport Road.



Accommodation

Description	Sq Ft	Sq M
Showroom	4,122	382.9
Offices	6,584	611.9
Storage	9,520	884.4
Goods Warehouse	2,042	189.7
Main Warehouse	6,887	639.9
Total	29,155	2,708.6
Canopy	1,492	138.6

Total site area 7.52 acres (3.04 hectares).

Locations

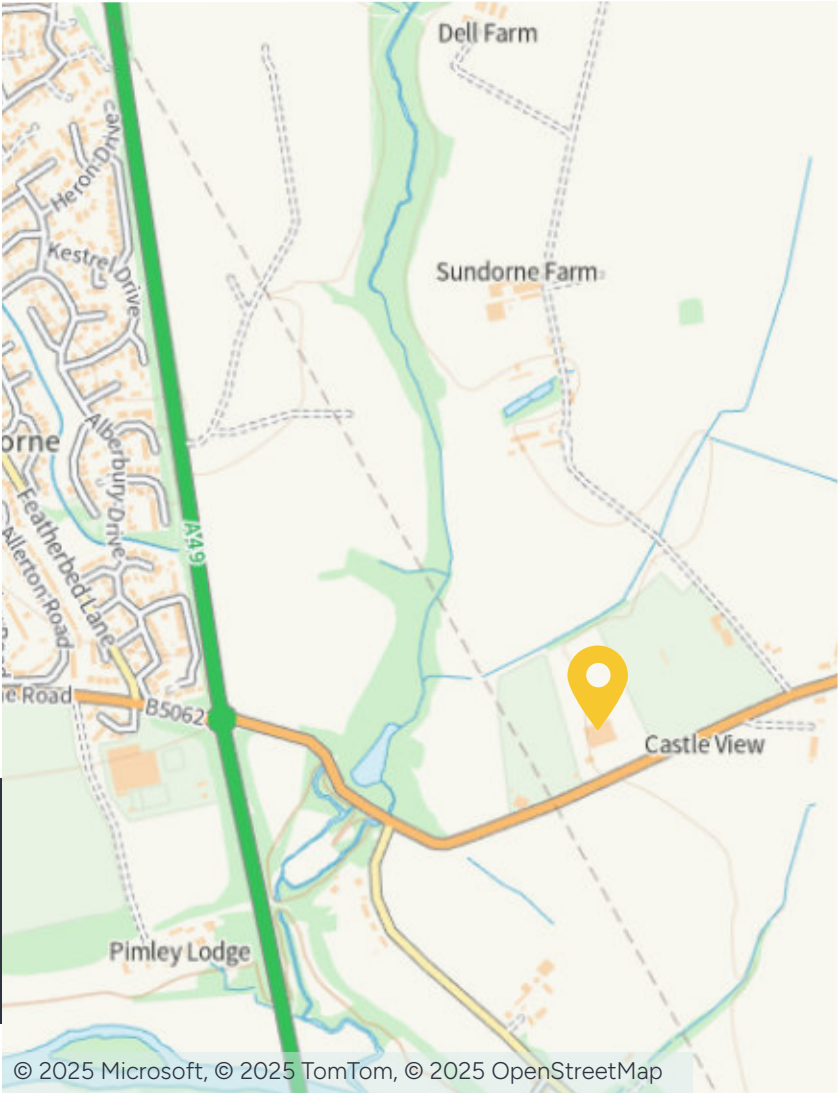
Shrewsbury: 2.5 miles
Telford: 15 miles
A5: 2 miles
M54: 9.3 miles

Nearest station

Shrewsbury: 2.5 miles

Nearest airport

Birmingham International: 55 miles



Planning

The site lies within Shropshire Council's administrative boundary, outside any designated development boundary, and is located in open countryside adjacent to the Seven Acres sports ground. It is enclosed by a mix of high metal fencing and hedging, and borders the B5062 classified highway. The land is considered 'brownfield' and has no Public Rights of Way crossing it, though one lies approximately 45 metres to the east.

Current site use falls under Classes E (Commercial, Business and Service), B2 (General Industrial), and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended in 2020). There are no Listed Buildings nearby, and the site is outside any Conservation or mineral safeguarding area. It is well-connected to the road network, lies in Flood Zone 1, and has a low risk of surface water flooding.

The SAMDev Plan (2015), which, along with the Core Strategy (2011), forms the Development Plan. Planning decisions are guided by this Plan and the National Planning Policy Framework (NPPF, 2024). No Neighbourhood Development Plan has been adopted for the area, and the site is not designated as Green Belt.

Following the withdrawal of Shropshire Council's draft Local Plan (2025–2045) in March 2025, there is a policy gap, increasing the reliance on the NPPF's presumption in favour of sustainable development and giving developers greater flexibility which will be important to prospective purchasers. The site has no current allocation but is considered suitable for employment or residential use, supported by historic usage and planning policy. The Council's inability to demonstrate a five-year housing land supply triggers the tilted balance, favouring development. The site may also be appropriate for sports and leisure uses, complementing adjacent facilities.



Further information

Guide Price

£2,950,000 plus VAT.

Tenure

The site is offered on a Freehold basis, title number SL75576, and will be sold with vacant possession on completion.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £82,500

Services

Mains water; drainage and electricity are connected.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is D.

Proposal

Proposals are invited by close of business on 28th November 2025 and should include the following:

- a. Price Offered.
- b. Any conditions attached to the offer.
- c. Funding status.

Local Authority

Shropshire Council. Tel 0345 678 9000.

Information Pack

Further information available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Block viewings to be undertaken. Please register your interest with the agent.



Contact us

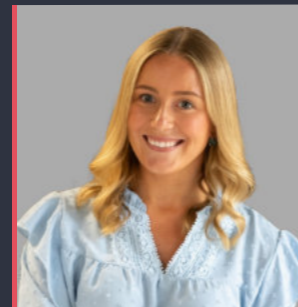
To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated October 2025.



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