

# FOR SALE

ATTRACTIVE MIXED-USE COMMERCIAL/RESIDENTIAL  
INVESTMENT/DEVELOPMENT OPPORTUNITY



**STANDFORD SERVICE STATION | FIR TREE HOUSE |**

**WREKIN VIEW CARAVAN PARK**

STANDFORD BRIDGE | A41 | NEWPORT

| TF10 8BA

**TSR**  
TOWLER SHAW ROBERTS

## EXECUTIVE SUMMARY

- Attractive mixed-use investment/development opportunity extending in total to approx. 1.35 acres (0.55 hectares).
- Currently comprising a substantial 3-bedroom detached house, former petrol station with workshop and sales accommodation with spacious 3-bedroom flat above and residential caravan park for 10 mobile homes.
- Multiple income streams with further opportunities, proving good asset management potential.
- Highly prominent location with long frontage to the busy A41 trunk road located between Newport and Tern Hill on the north side of the Telford conurbation.
- Offers in the region of **£650,000** are invited for the freehold interest subject to and with the benefit of the existing pitch licence agreements and vacant possession of the remainder of the accommodation. Further details are available from the Selling Agents on request.

## LOCATION

The property occupies a highly prominent location fronting the main A41 in Standford Bridge, just south of Hinstock and approximately 5 miles north of Newport. The A41 is a major trunk road connecting Wolverhampton and Whitchurch through to Chester and Holyhead to the north-west (via A55).

Newport is a busy and popular Market Town within the Telford and Wrekin conurbation, situated approximately 6 miles north of Telford, 25 miles north east of Shrewsbury and 10 miles north of the M54 motorway.

The town supports a range of national and independent retailers and is close to the world-renowned Harper Adams University supporting in excess of 4,000 students. On the fringe of the town centre is the new Newport Innovation Park which will provide a wealth of job opportunities as well as attracting inward investment to the local area.



## DESCRIPTION

The property comprises a substantial mixed-use investment/ development opportunity on a site extending in total to approx. 1.35 acres (0.55 hectares). The site includes:

### Fir Tree House:

Fir Street House is a spacious 3-bedroom detached house offering potential to modernise with beautiful views and established garden.

The ground floor comprises a spacious entrance hall with separate dining room, kitchen, games room, bedroom and utility room. Each room is accessed off a central hallway having an open staircase leading to the first floor.

The first floor comprises a large living room with patio doors leading to a balcony and seating area, together with a further 2 bedrooms having a shared bathroom.

The house is accessed via a private driveway and provides an attached garage with generous on-site car parking. The property is set in its own attractive and extensive gardens having established lawns and borders surrounding the property.

### Standford Bridge Service Station

The Stanford Bridge Service Station comprises a vehicle workshop and former petrol station occupying a prominent roadside location. The accommodation currently provides 2 separate workshops with separate sales and office accommodation.

The forecourt has a long frontage to the main A41 trunk road and provides generous on-site car parking with a large canopy, currently housing a solar array, further details on the solar array are available upon request.

The Service Station also includes a 3-bedroom flat on the first floor, known as Fir Tree Lodge, which provides spacious accommodation in need of full refurbishment.

### Wrekin View Residential Caravan Site

Located to the rear of the site is the Wrekin View Residential Caravan Site comprising 10 mobile homes occupying a pleasant grassed plot with communal paths and parking facilities. The site benefits from shared access from the A41 being set back from the main road.

## THE BUSINESS

The main sources of income generated are as follows:

### **Caravan Site**

**Pitch Fees:** The current pitch fees charged to each park homeowner is £92 per month (£23 per week) generating a total income of £11,960 per annum.

The pitch fees are inclusive of ground maintenance and site management.

**Sale Commission:** The Vendor receives a commission of 10% of a sale price of any park home sold on the site by an existing park owner.

### **Solar Array**

The energy produced by the solar array is wholly sold to the grid, with the last 4 quarters producing an income in the order of £8,448 in total.

## ACCOMMODATION

DESCRIPTION	SQ.FT	SQ.M
Fir Tree House	1,807	167.85
Fir Tree Lodge	1,127	104.77
Standford Service Station	1,685	156.62
	Acres	Hectares
Wrekin View Residential Caravan Site	0.535	0.216
<b>Total Site Area</b>	<b>1.363</b>	<b>0.551</b>





## GUIDE PRICE

Offers in the region of **£650,000** are invited for the freehold interest.

## TENURE

The understand property is of freehold tenure and is offered For Sale subject to and with the benefit of the existing pitch licence agreements and vacant possession of the remainder of the accommodation. Further details are available from the Selling Agents on request.

## LOCAL AUTHORITY

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

## PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

## SERVICES

Mains water, electricity (including 3-phase) and drainage services are understood to be connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

## BUSINESS RATES

Details of the Business Rates are available from the Selling Agents upon request.

## COUNCIL TAX

Fir Tree House is currently assessed under Council Tax Band E  
Fir Tree Lodge is currently assessed under Council Tax Band A

Details of the Council Tax for the Wrekin View Residential Caravan Site are available from the Selling Agent upon request.

## ENERGY PERFORMANCE RATING

Available upon request.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. The property is not elected for VAT.

## LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this 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, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

Please contact:

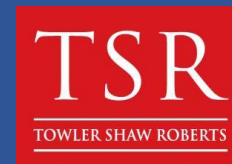
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