



Yard at Lower Ashwood Farm

Crowborough, TN6 2DZ

Freehold Industrial & Storage Facility with Substantial Open Storage Yard and Woodland

2,799 to 34,799 sq ft
(260.04 to 3,232.93 sq m)

- Rare Freehold industrial for sale
- Vacant possession upon completion
- Industrial, open storage site, with sizable woodland
- Suitable for wide range of uses, to include investors and owner occupiers
- Secure compound
- Quoting offers in excess of £400,000

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Summary

Available Size	2,799 to 34,799 sq ft
Price	£400,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

An excellent and rare opportunity to purchase the Freehold Interest of this secure compound, with vacant possession.

The property comprises a secure compound with a terrace of workshops, level open storage yard and a woodland. The workshop is split into 3 bays; the largest is closed with a personnel door and roller shutter, the other 2 are open sided bays, however, the majority of the materials are on-site to close these bays. There is currently no power on-site but this could be sourced via UKPN or with a generator. There is currently no WC erected but capability for this to be built.

Externally, there is a substantial open storage yard, providing plenty of room for vehicle access and external storage. The property also includes approximately 20,000 sq ft of woodland, which could be excavated and utilised more fully.

We understand that the current use falls within Class B8 (storage and distribution), although prospective purchasers should make their own enquiries with the Local Planning Authority.

The property is offered Freehold, with offers in excess of £400,000 invited.

Location

The property is located on a well-established farm and industrial estate to the south of Crowborough town centre.

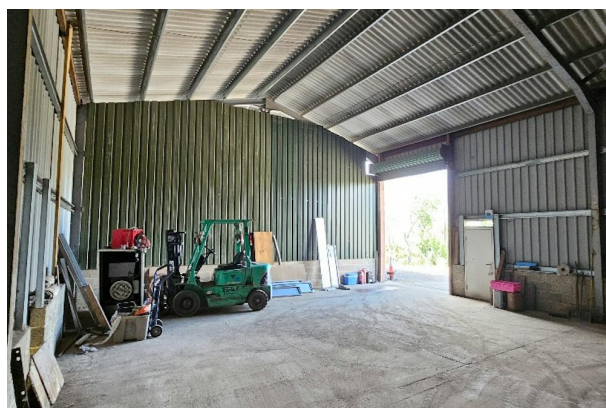
Accommodation

We have measured the property accordance with the RICS Code of Measuring Practice, as follows:

Description	sq ft	sq m
Open Storage	12,000	1,114.84
Woodland	20,000	1,858.06
Existing Building	2,799	260.04
Total	34,799	3,232.94

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



Viewing & Further Information



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