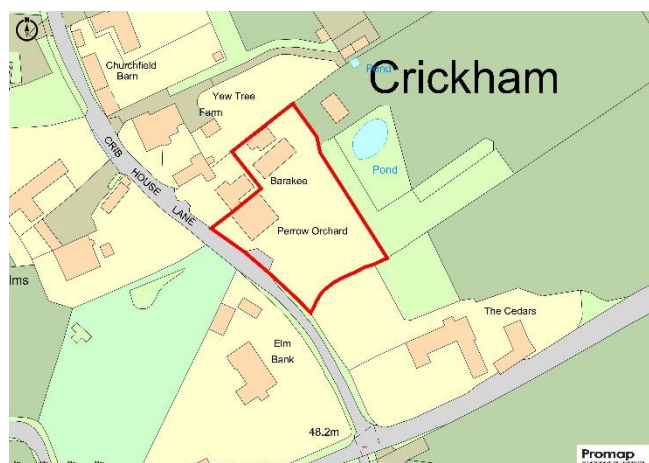


PERROW ORCHARD

CRIB HOUSE LANE, CRICKHAM, WEDMORE BS28 4JS

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Description

A versatile rural workshop and yard premises, previously occupied as a builder's yard but offers scope for a wide variety of uses, subject to necessary consents.

There are two steel portal frame and block-built buildings situated to the eastern edge of the site. Internal accommodation arranged as follows.

Building 1 – Workshop (55.44m²), former kitchenette and WC area (8.26m²), Store (5.78m²), Office (19.87m²), Mezzanine Storage (29.49m²). Lean-to (60.90m²).

Building 2 – Workshop 1 (30.78m²) Workshop 2 (61.12m²).

Gross Internal Area: 271.64m² (2,924ft²)

The total site extends to 0.58 acres. It is well screened and predominantly on two tiers being slightly elevated from the road and comprises of hardcore and concrete yard/parking areas and partly unmanaged.

The property is sold subject to an Uplift Clause. 50% of any uplift on grant of residential use from the site for a period of 30 years.

£250,000 Freehold

Indicative Floor Plans



Property Information

- **Business Rates** – To be confirmed
- **Tenure** – Freehold. Vacant possession on completion.
- **EPC Rating** – TBC
- **VAT** - We understand that the property is not elected for VAT.
- **Services** – Mains water and electric. No drainage currently connected, requires new private drainage. Prospective purchasers should satisfy themselves in respect of location and capacity of services.

COMMERCIAL DEPARTMENT

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

