

OPEN STORAGE/ COMMERCIAL YARD



Open Storage Land and Building At, Crudgington, Telford, Shropshire, TF6 6HX

- Extending in total to approximately 2.95 acres (1.19 ha)
- Storage building extending to approximately 3,250 sq ft (302 sq m)
- Secure site near the A442
- Suitable for open storage, haulage yard and other commercial uses subject to planning

Open Storage Land and Building, Crudgington, Telford

LOCATION

The site occupies a strategically positioned rural location within central Shropshire, approximately 7 miles north-west of Wellington and 10 miles west of Telford. The property is well placed to serve commercial operators requiring access to the regional road network whilst benefiting from a relatively unconstrained rural setting.

The A5 trunk road is readily accessible, providing a key east-west strategic route through Shropshire, with onward access to the M54 motorway and the wider national motorway network. The M54 provides direct connectivity towards Telford, Wolverhampton and Birmingham, facilitating access to major employment areas, distribution centres and population centres across the West Midlands.

Wellington, approximately 7 miles to the south-east, provides a range of commercial and service amenities, whilst Telford represents a significant regional employment and distribution centre. Shrewsbury is also readily accessible via the surrounding road network.

The property's location is considered particularly suited to commercial open storage, vehicle parking, haulage, logistics and associated yard-based operations, subject to the necessary planning consents.

DESCRIPTION

The site's former railway use and established hardstanding provide a commercial character and offer potential for a range of operational requirements. The yard is fenced and gated off the B5062 close to the Crudgington Roundabout and A442.

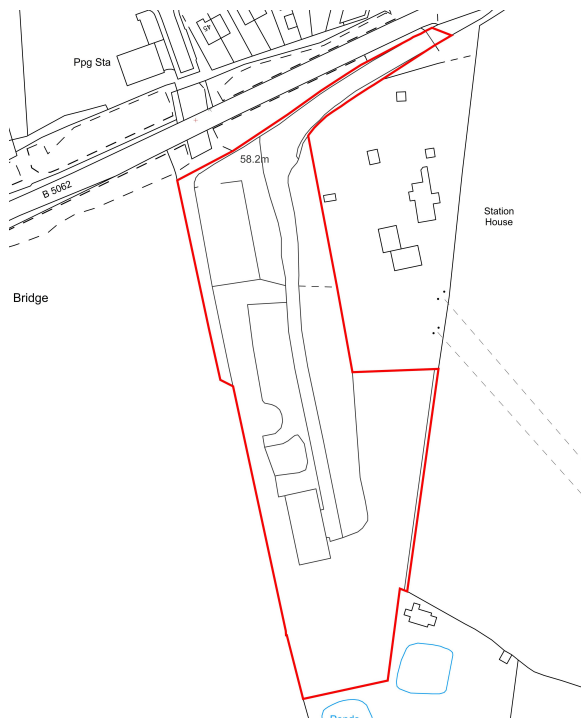
The site also benefits from a detached single-storey building providing undercover storage and potential for a workshop and office accommodation (subject to planning).

From a commercial property perspective, the property offers an opportunity for strategic road connectivity and potential yard capacity, making the property particularly suitable for businesses seeking open storage, HGV and commercial vehicle parking, haulage or other land-intensive operational uses, subject to planning and relevant statutory consents.

ACCOMMODATION

Area Description

Building	3,250 Sq Ft	302 Sq M
Site Area	2.95 ac	1.19 ha



PLANNING

The site benefits from an implemented planning permission referenced TWC/2023/0457 which is for 800 sqm of commercial use on part of the site. Interested parties should make their own enquiries.

TENURE

Freehold. The property is available to purchase freehold with vacant possession.

PRICE

Guide Price : £850,000

SERVICES

Interested parties should make their own enquiries.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA - Tel: 01952 380000.

BUSINESS RATES

Interested parties should make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for further details.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

Strictly by prior appointment with the Agent's Telford office: Nathan Fern

Contact: Nathan Fern

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Mobile: 07957 828 569

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Ref: BNF/4245



Printcode: 2026824

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