



Unit 1, Studley, B80 7AH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£1 P.A

- Direct access to Redditch
- EPC; N/A
- Business Rates- This property is not listed for business rates.

A substantial Victorian Agricultural Barn in a quiet rural location on the outskirts of Studley. Potential to be converted into a variety of alternative uses, subject to the usual consents.

Offered for sale or to let – price negotiable.

Location

The property is located just outside of Studley which is a mile from the centre of Studley where numerous facilities can be found. For example, a Aldi, post office, hospital, petrol station and a number of well-regarded restaurants.

The A435 provides direct access to Redditch and junction 3 of the M42 (5 miles). Also, within easy reach is Alcester (4 miles), Stratford upon Avon (12 miles), Redditch Train Station (4 miles) and Birmingham Airport (19 miles).

Services

There is no electricity, water supply and mains foul water drainage connected to the property. Ingoing tenants are expected to confirm supply.

Legal Costs

Each party will be responsible for their own legal costs associated with the preparation of the contract.

Interested Parties

Please contact the planning team on: 01789 387880

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice

For further information please email commercial@sheldonbosleyknight.co.uk