



Wright Marshall
Estate Agents

The Timber Yard Church Bank Goostrey CW4 8PG



Offers Over £350,000

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COMMERCIAL PROPERTY WITH RESIDENTIAL POTENTIAL SUBJECT TO PLANNING PERMISSION.
SITUATED IN THE WONDERFUL VILLAGE OF GOOSTREY, NO ONWARD CHAIN, FORMER TIMBER
YARD AND VILLAGE FOUNDRY, CONNECTED TO MAINS SERVICES, SOUGHT AFTER LOCATION,
RARE OPPORTUNITY

Located in the heart of Goostrey village, The Timber Yard was a much-loved and long-established business operated by a prominent local family for almost 100 years. In more recent times, the site was used as a steel fabrication company before closing when the current vendor decided to retire in 2022.

The site is being sold strictly on a 'sold as seen' basis and sits on a good sized plot. On approach, there is a hardstanding area providing parking for multiple vehicles, which in turn leads to the main building, raised on stilts to accommodate the natural slope of the land.

To the rear, there are several brick-built structures, one of which is believed to be the original foundry for Goostrey village, along with an additional detached building. The site benefits from mains water, mains electricity, mains drains as well as natural spring.

This represents a rare opportunity to acquire land in such a desirable village location, within easy reach of local amenities. The property has been competitively priced to encourage strong levels of interest.

The site offers the opportunity (subject to planning) for a lovely self-built family home or simply kept as a commercial unit and

given a new lease of life.

Please note: Offers subject to planning permission will not be considered, and the land is to be sold with no onward chain.

