

Boraston Lane, Tenbury Wells

WR15 8LD

FOR SALE



- Former Food Production Site
- Prime A456 Location
- Production, Warehouse & Office Accommodation
- Available as a Whole or in Parts
- Approx. 9.126 Acres
- Refurbishment / Redevelopment Potential (STP)

LOCATION:

The property occupies a prominent position on Boraston Lane, Tenbury Wells, an established manufacturing and food production destination strategically located on the Worcestershire/Shropshire border. Tenbury Wells enjoys strong transport connectivity via the A456, providing direct access to Kidderminster (12 miles), Worcester (20 miles) and Ludlow (11 miles), whilst Birmingham city centre lies approximately 38 miles to the east.

The location enables occupiers to efficiently serve customers and suppliers across the West Midlands, South West and Welsh markets, making it particularly attractive for manufacturing, logistics and food-related operations.

In addition, the property draws from a substantial labour catchment across Worcestershire, Shropshire and Herefordshire, providing access to a diverse workforce with experience in manufacturing, engineering, warehousing, food production and associated industrial sectors.

Destination	Distance
Ludlow	11 miles
Kidderminster	12 miles
Worcester	20 miles
Hereford	25 miles
Birmingham	38 miles

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DESCRIPTION:

The property comprises a substantial former food production facility occupying a prominent site extending to approximately 9.126 acres.

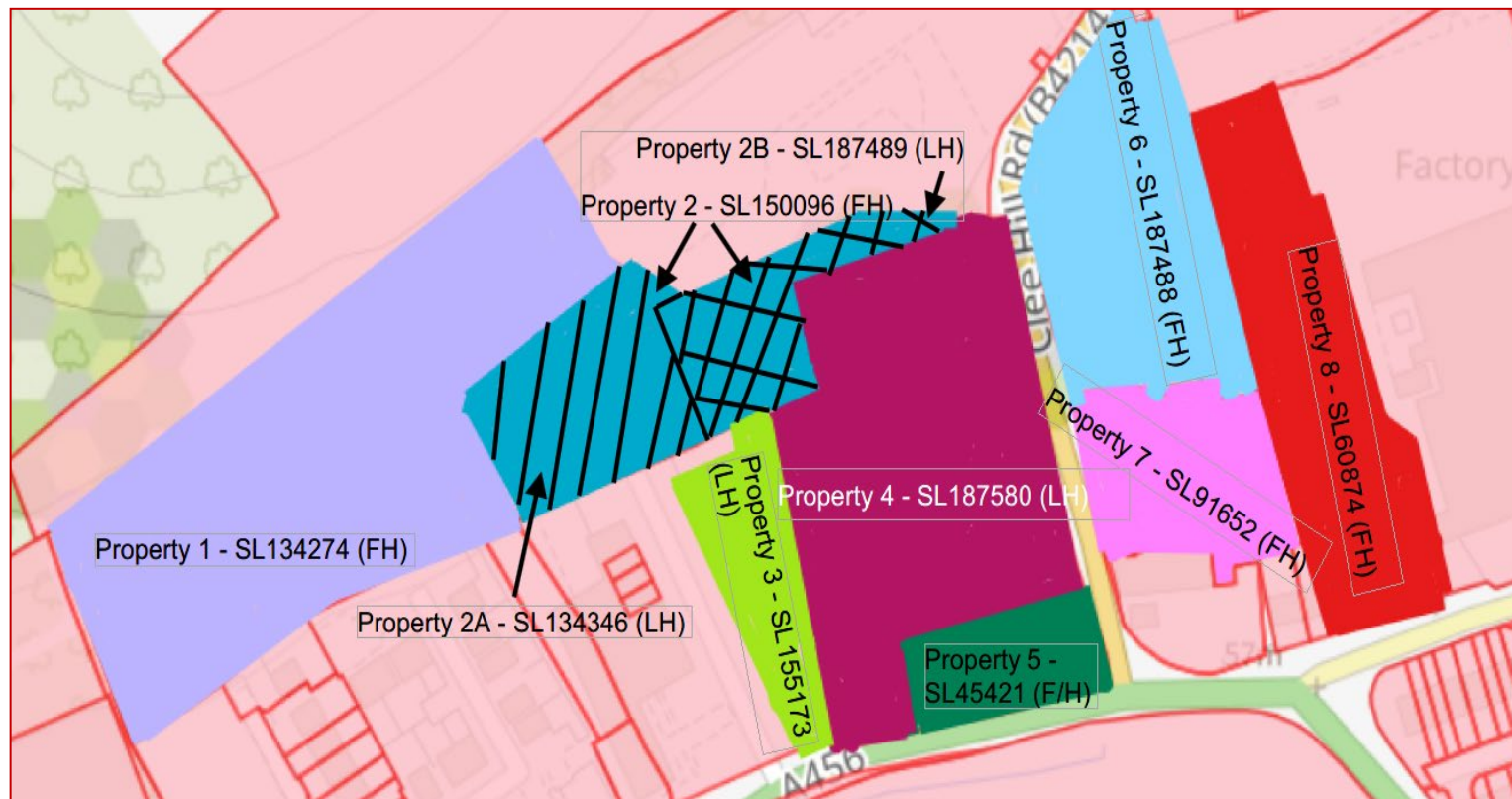
Developed to support large-scale food manufacturing operations, the property provides a mix of production, warehouse, office and ancillary accommodation suitable for a range of manufacturing, storage and distribution uses.

Externally, the site benefits from extensive hardstanding, loading areas, vehicle circulation space and external storage accommodation, providing flexibility for a variety of operational requirements.

The property may be suitable for continued industrial occupation, refurbishment or redevelopment, subject to the necessary planning consents.

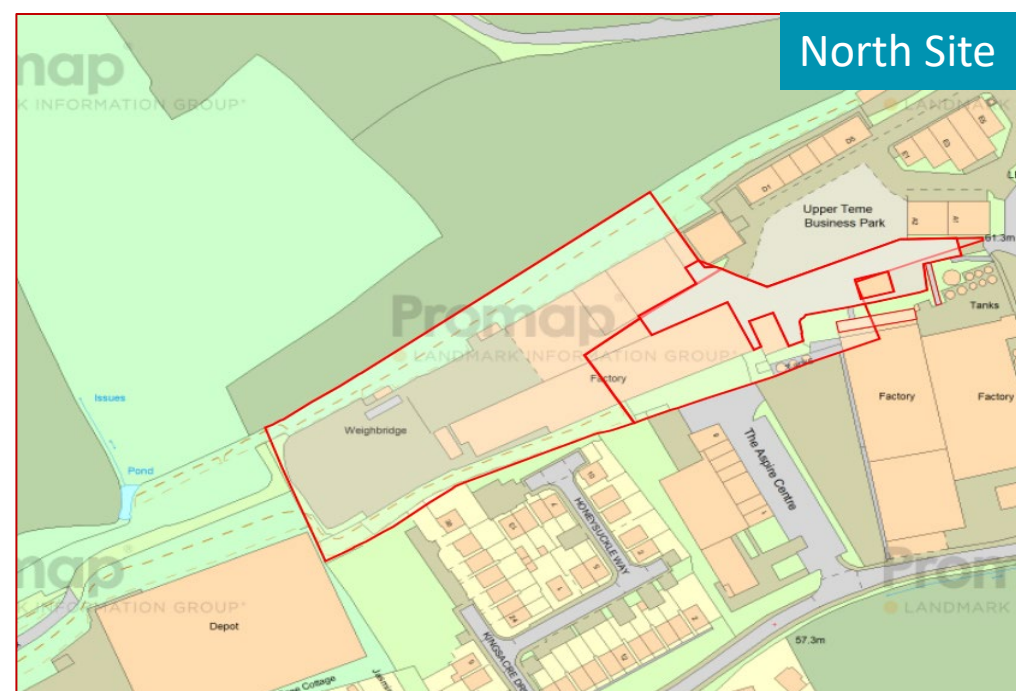
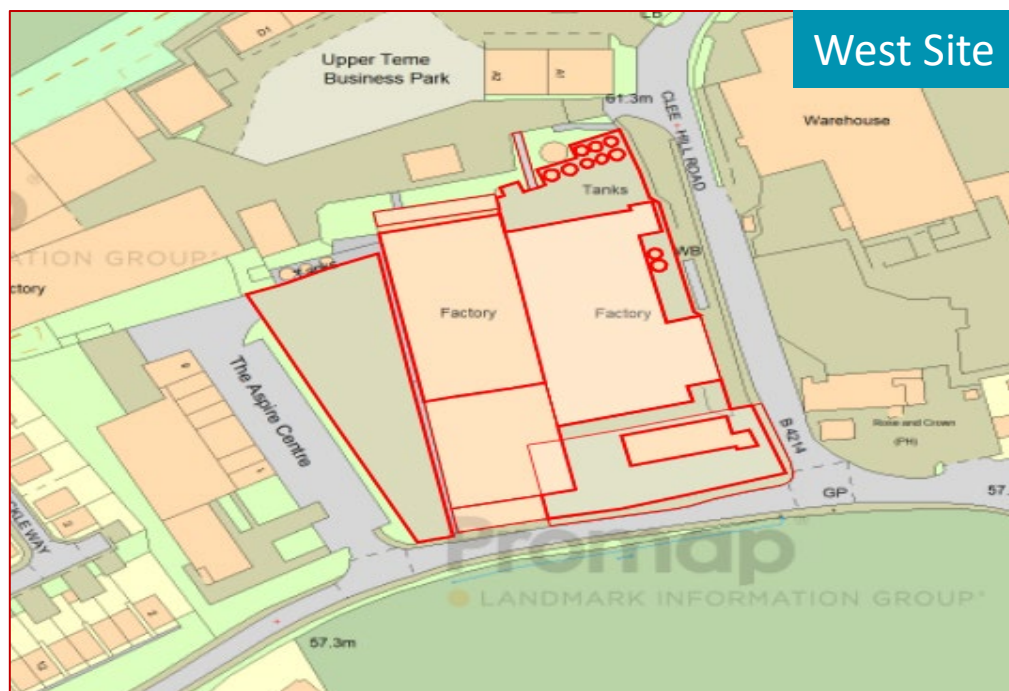
The site benefits from mains electricity, gas, water and drainage services and has historically been supported by utility infrastructure capable of servicing industrial and manufacturing operations.

We understand that the site is predominantly held Freehold, with certain areas held on long leasehold interests. The ownership structure is illustrated on the plan below, with further details available upon request.



AREAS:

Site	Acres	Hectares
East	2.815	1.14
West	2.711	1.10
North	3.60	1.46
TOTAL	9.126	3.70



Price

Price available upon application. Offers are invited for the Freehold and long leasehold interests, either as a whole or in part.

VAT

The premises may be elected for VAT which will be charged at the prevailing rate.

Legal and surveying costs

Each party to bear its own legal and surveying costs.

Anti Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.

Business Rates

The site has a rateable value £327,500

EPC

Available upon request

Planning

Interested parties should make their own enquiries of the Local Planning Authority regarding their proposed use

Data Room

Further technical information is contained in a data room. Parties may request access to this information by contacting the agents. Interested parties must rely on their own investigations in formulating any proposal for the site.









Viewing & Further Information

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