



Arkwright  
Owens

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Unit 2  
Stoneyhill Industrial Estate  
Whitchurch, Herefordshire  
HR9 6BX  
**Guide Price: £260,000**

## Introduction

Stoneyhill Industrial Estate was developed by English Industrial Estates Corporation in the late 1980's a development of land originally owned by Esso Petroleum Company Ltd for the provision of small industrial estates in rural areas to encourage local employment.

## Situation

The village of Whitchurch is situated within The Wye Valley, an area of outstanding natural beauty, off the A40 which connects Ross-on-Wye with Monmouth and Whitchurch parish encompasses Symonds Yat (West), Lewstone, and Great Doward. Whitchurch has several public houses, a local shop, caravan and camp sites. In Symonds Yat (West) are The Wye Valley visitors centre, Butterfly Zoo, Jubilee Maze and leisure park.

## Location

The industrial estate is accessed from Well Vale Lane which leads to Wyastone Business Park and the England Wales border along the Wye Valley. Stoneyhill Industrial Estate is south-west of Whitchurch and is easy to locate being adjacent to a petrol station and car wash off A40 to Monmouth.

## ACCOMMODATION

The construction is a steel portal frame with a smooth concrete floor, internal block work used to create ground floor offices and toilets and timber used for first floor mezzanine offices in parts.

The unit has lining panels of Gyproc plasterboard sheeting to the underside of the roof, thought to have mineral wool insulation in the interstitial space beneath the profile steel sheeting and there are six large double skin GRP roof lights.

There are a number of light fittings throughout the main floor area and there is a security alarm and a manually operated roller shutter door of 3.5m (11'4") width and height of 3.6m (11'6").



The gross internal ground floor area of 208.32 sq.m (2,241.6 sq.ft). There is a wooden staircase to a first floor office and a WC and hived off kitchenette, and second first floor store room platform over looking the main workshop. The first floor totals 75.61 sq.m (824.3 sq.ft). The total area is: 285 sq.m (3,066 sq.ft).

## Outside

A wide frontage with security barrier and a large forecourt, shared with unit 1 (next door) an area for customer car-parking with a galvanized fence between Unit 3 forming a clear boundary. Towards the rear of the property is an area of land which meets the rear fence in line with the unit, as marked on the plan.

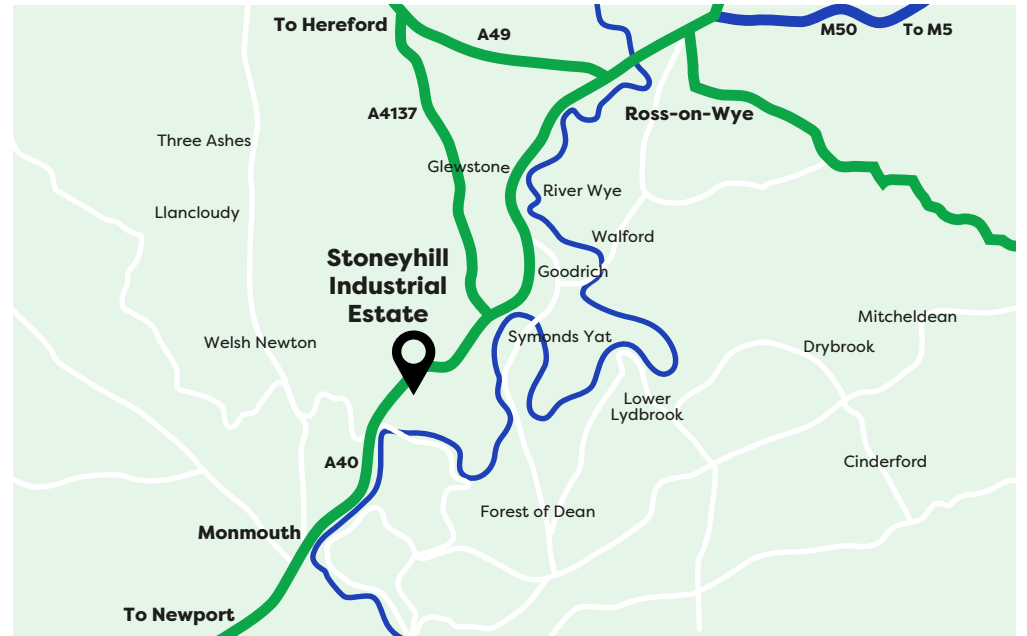
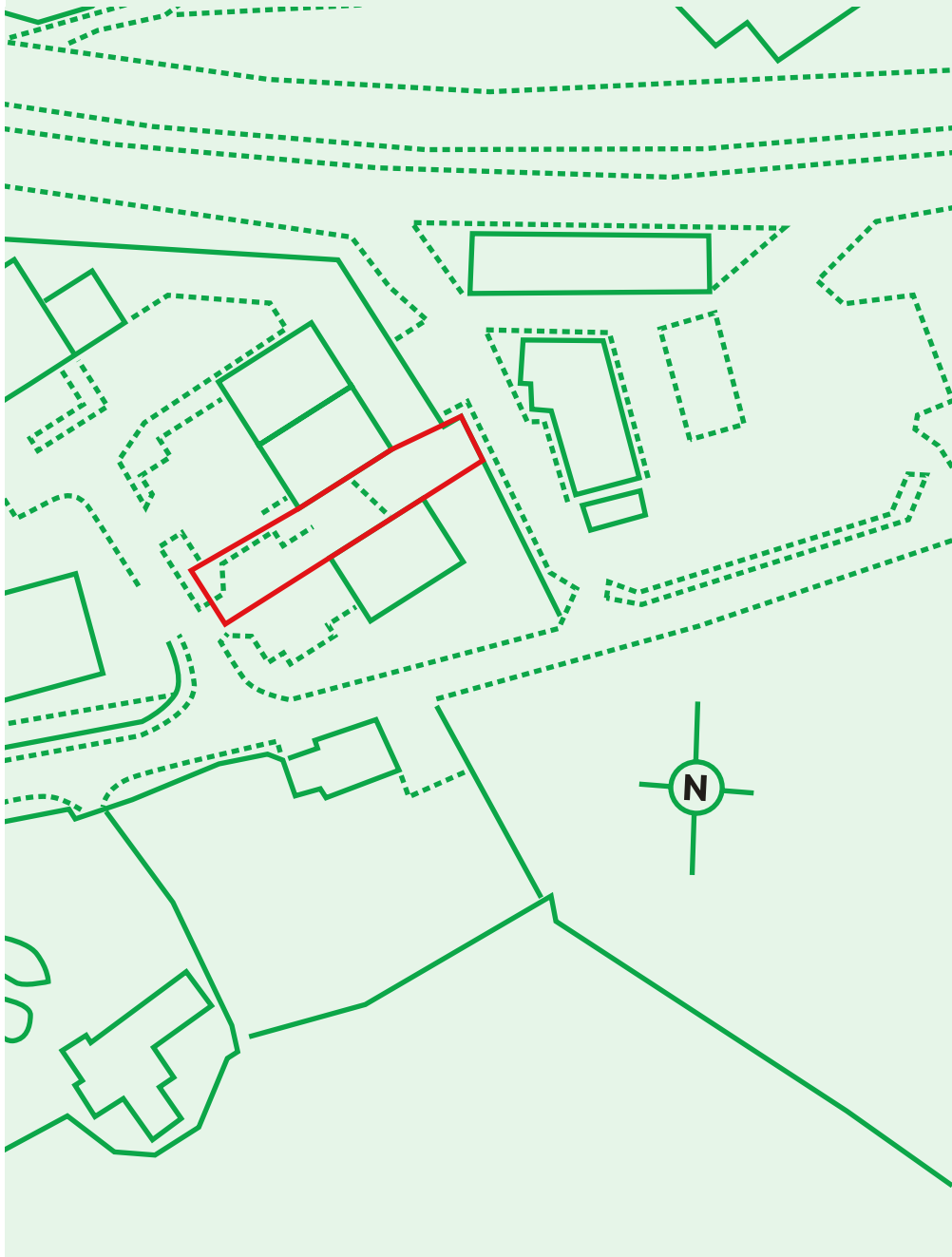
## Planning Use

Workshop & Premises.

### Distances

Ross-on-Wye	7.5 miles
Monmouth	4 miles
M50 Connection	8.5 miles
Worcester	41 miles
Gloucester	25 miles
Cardiff	39 miles
Hereford	16 miles

**HM Land Registry Official copy of title plan**  
**Title number HE45320**  
**Ordnance survey map reference SO5417SW**





### Services

Mains water and drainage and three phase electricity.



### VAT

The owner has not opted to tax and therefore VAT is not payable as part of the purchase price.



### Rateable Value

The rateable value is £16,250. Herefordshire Council. All enquiries 01432 260000.



### Guide Price

£260,000 for the freehold with vacant possession.



### EPC

Band C Rating

Certificate Number: 2721-1498-6584-9892-6291



### Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

**Telephone 01432 267213 or  
Julian Owens 07855 744821**

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