

**NEW
INSTRUCTION**



RENSHAW BARNs, UPPER WOODFORD

*** Of Interest To Office Occupiers, Investors & Residential Developers ***

Superb rural office development within a convenient distance of Salisbury and the A303.

- | Approx 4,500 sq ft (418 sq m) over 3 buildings
- | Main office building 2,830 sq ft (263 sq m)
- | Scope to let two office units in the Upper Courtyard
- | Permission granted to convert to residential granted under Permitted Development rights

SALISBURY SP4 6FA

FOR SALE

**WOOLLEY
& WALLIS**

Location

The property is situated in the picturesque Woodford Valley between the villages of Upper Woodford and Netton. There is convenient access to the A345 at High Post (1.6 miles) which links Salisbury to the south and Amesbury/ A303 to the north (both approx 5 miles). There is a popular local pub nearby at Upper Woodford (just 0.2 mile).

Description

Renshaw Barns was developed by its current owners in the early 2000s and provides a modern, high quality two storey oak-framed barn linking two pre-existing barns. In addition to this main building (which comprises 5 main office areas and a meeting room) there are two self-contained, mainly open plan office units in the upper courtyard. The development is set within a cob-walled courtyard incorporating parking and landscaped areas. The offices have stunning rural views of the surrounding countryside.

Accommodation

Approximate Net Internal Areas

	m ²	ft ²
Main Office	262.89	2,830
Upper Courtyard 1	73.4	790
Upper Courtyard 2	71.5	770
Total Offices	407.79	4,390
Store Building	13.4	144

Features

- | High quality timber framed main building with full height reception and feature staircase.
- | Oil fired central heating (part underfloor/part rads)
- | Newly fitted aluminium windows to main office
- | CAT V cabling to central IT cupboard
- | Meeting Room
- | Oak/ Karndean flooring
- | CCTV and security alarm
- | Kitchenette and WC facilities to all buildings

Conversion To Residential

Permission has been secured under Permitted Development rights to convert the main building and Upper Courtyard 2 to separate residential units (planning refs PL/2023/10595 and PL/2023/10467). Both consents can be viewed online together with accompanying plans showing the proposed

conversion:

<https://development.wiltshire.gov.uk/pr/s/>

There is also scope to obtain approval to convert Upper Courtyard 1 following vacation by the current tenant.

Important Note: there is an existing 'overage' provision on the title relating to any change of use to residential. Please contact us for further information.

Tenure

Freehold

Note: Upper Courtyard 1 is currently let for a term of 3 years expiring 28 February 2026 at a rent of £9,800 pa.

Price

£750,000

We are advised that VAT will be chargeable.

Rateable Value

The property is currently split into various assessments. See <https://www.gov.uk/find-business-rates> and input the postcode of the property to view them.

Services

Mains electricity and water. Drainage is to a private sewage treatment plant. There is an oil tank on the site serving the boiler to the main office. Both the Upper Courtyard offices have electric heating.

Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Energy Performance Certificates

Main Office Rating: C (75)

Upper Courtyard 1: B (33)

Upper Courtyard 2: B (38)

Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333).

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in November '24.

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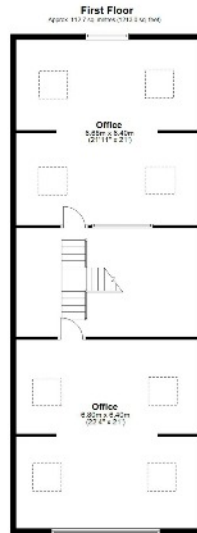




FLOOR PLANS (Existing - As Offices)

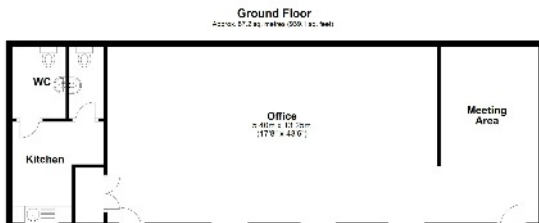


Main Office



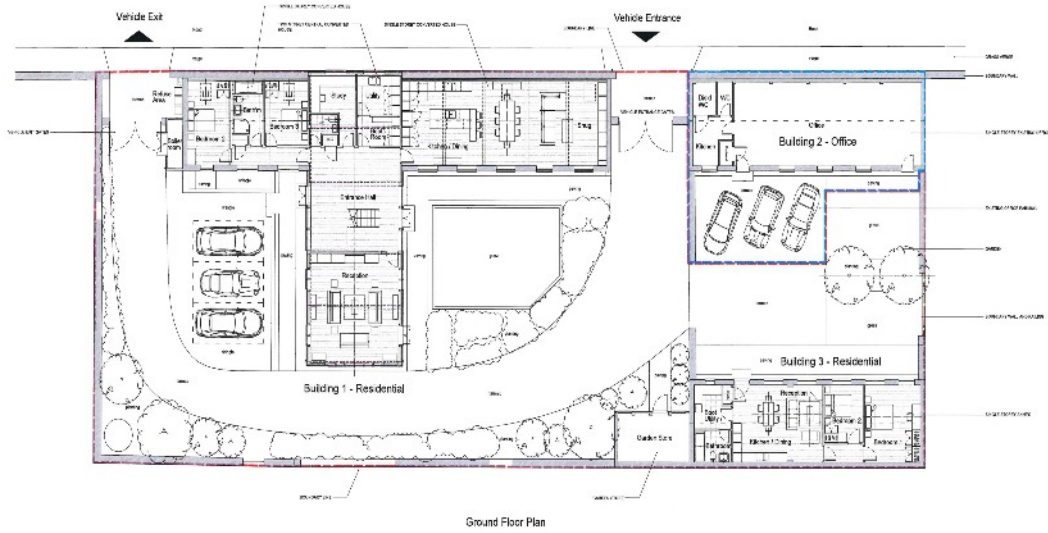
Upper Courtyard 1 (currently let)

Upper Courtyard 2

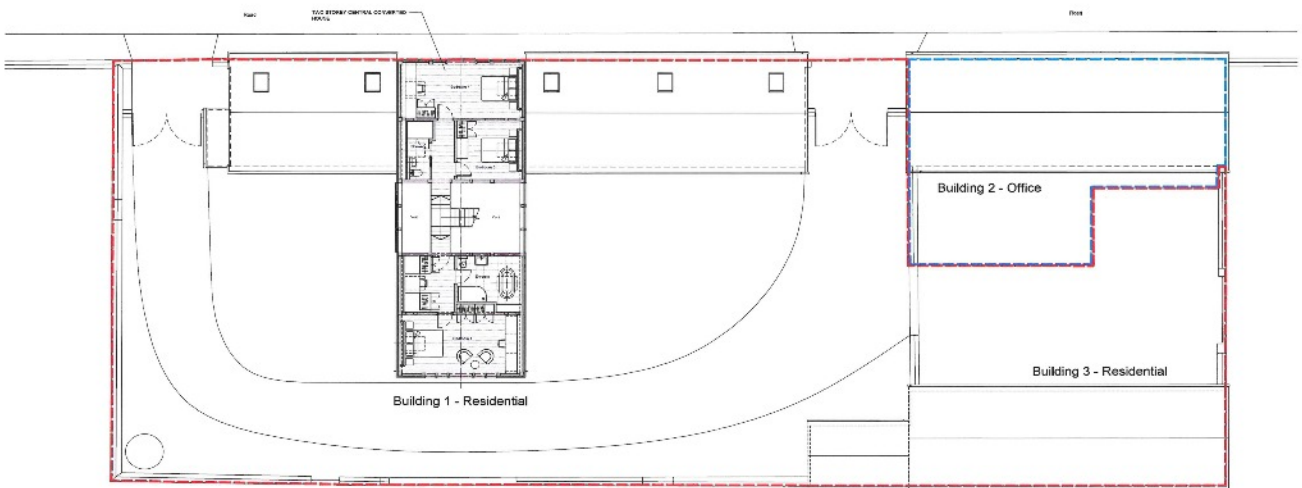


FLOOR PLANS (Proposed Residential)

Main Barn (Ground Floor)



Main Barn (First Floor)



Upper Courtyard 2 (GF only)

