



The Forge, 13 St. Marys Lane, Much Wenlock, Shropshire, TF13 6HD

# The Forge, 13 St. Marys Lane, Much Wenlock, Shropshire, TF13 6HD

A Town centre, yet quiet location, this double fronted cottage with a rear extension has a garden and off road parking. Over 2000sq.ft of living space, COMMERCIAL INVESTMENT FOR CURRENT USE OR POTENTIAL CONVERSION BACK TO RESIDENTIAL. EPC: D.

Shrewsbury - 13.3 miles, Telford - 8 miles, Bridgnorth - 7.9 miles, Ludlow - 21.8 miles, Kidderminster - 21.5 miles. (All distances are approximate).

## LOCATION

The Medieval town of Much Wenlock is situated in the beautiful countryside of Shropshire, near to the National Trust Wenlock Edge. The town offers beautiful architecture steeped in history. Within walking distance there are an excellent range of amenities to include convenience stores, boutique shops, pubs, cafes and restaurants along with butchers, bakers, local farmer markets and leisure facilities. There is primary and secondary school, Doctors and dentist all within walking distance to the cottage. There is regular public transport to Telford, Bridgnorth and Shrewsbury. Nearby are the towns of Bridgnorth and Shrewsbury together with Telford Town Centre providing a more extensive range of leisure facilities, department stores, retail parks and a railway station.

## OVERVIEW

The cottage stands in a quiet position with pedestrian access to the High Street. Parking can be at the front of the property on the lane or there is off road private parking accessed through The Raven Hotel car park off Barrow Street. The property appears to be in good order and was previously purchased and renovated by The Raven Hotel to create extra guest accommodation. With the usual fire regulations and change of consent, 6 large bedrooms all with en-suite facilities served the hotel. During the pandemic (in 2021) a change of use kept the layout and was converted into a local business hub to serve 6 small business's which became successful.

With the Hotel now being sold, the property is looking for a new owner to continue with the business hub, alternatively an easy conversion into holiday let accommodation, or indeed with planning consent convert back into one large residential dwelling.

## ACCOMMODATION

With over 2000sq.ft covering the ground and first floors, the layout is in modern condition with double glazed windows comprising of 6 large rooms - each having en-suite facilities, that are being used as kitchen/bathroom areas.

## OUTSIDE

Externally there is a private driveway and a pretty walled courtyard garden that is currently paved.

## TENURE

We are advised the property is FREEHOLD. Verification should be obtained from your solicitor. The rear access to the garden and parking is through a shared access across The Raven car park. Other neighbour's have similar rights of access to their rear parking.

## SERVICES

We are advised that all main services are connected. Verification should be obtained from your surveyor. There are two gas boilers serving the property with an annual service agreement and we understand the fire alarm is mains connected.

## BUSINESS RATES/EPC

Shropshire Council.  
Commercial EPC: D.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS

The front elevation can be seen from St Mary's Lane. Head into Much Wenlock from the Bridgnorth direction along the A458 Bridgnorth Road. On entering the speed restricted area, turn right before the Shell petrol station into St Mary's Road. Just past the public car park turning on the left, there is a turning into St Mary's Lane where the property is on the right. For the rear access and viewing - continue to the bottom of St Mary's Road, turn left onto Barrow Street with The Raven on your left, and turn immediately left onto the car park. Continue up where the entrance to the private parking is on the right.

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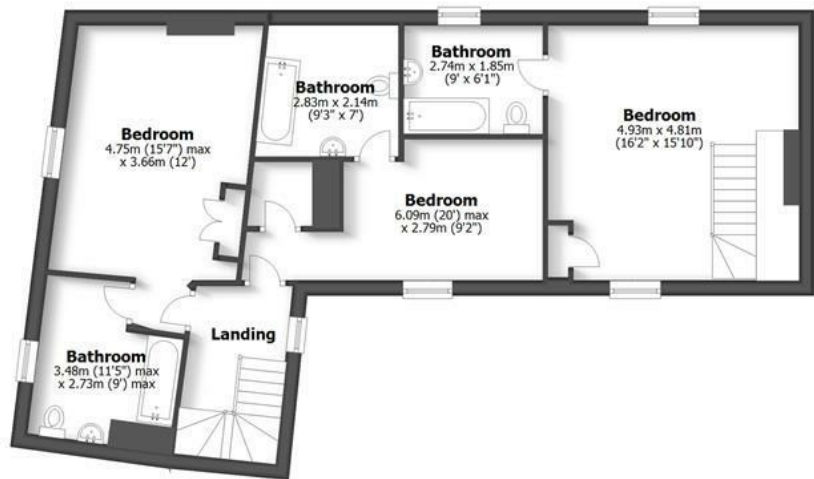
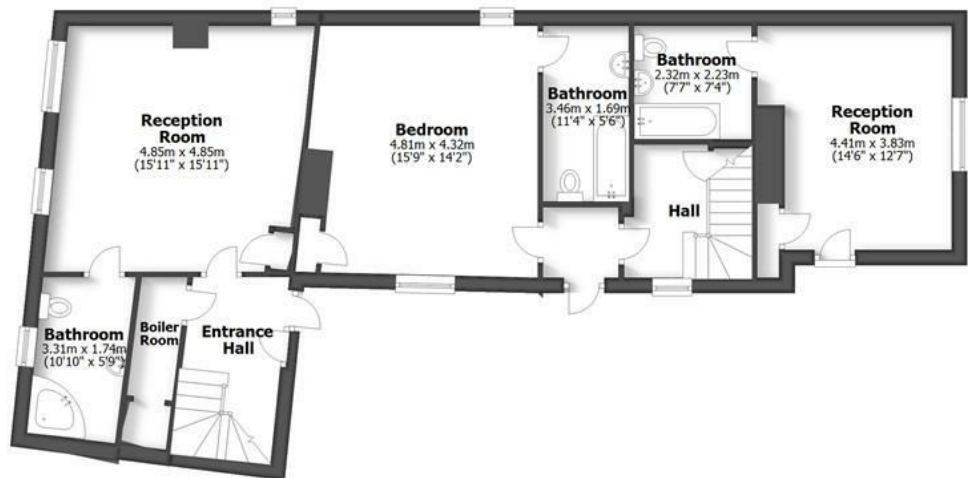
Offers Around  
£350,000

EPC:

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

# THE FORGE

13 ST MARYS LANE, MUCH WENLOCK



**TOTAL: 187.2sq.m. 2,015.2sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



