

# THE FORMER LAURA ASHLEY HQ

**FOR SALE FREEHOLD  
AS A WHOLE OR IN SUBSTANTIAL PARTS**

INDUSTRIAL SITE, ASSOCIATED BUILDINGS & LAND

**TOTALLING APPROXIMATELY 8.6 ACRES (3.48 HA)**

## STATION YARD

STATION YARD, CARNO, POWYS, SY17 5LG



FOR IDENTIFICATION PURPOSES ONLY

**SUITABLE FOR REDEVELOPMENT FOR A MIXTURE OF USES  
INCLUDING CONTINUED EMPLOYMENT USE,  
RESIDENTIAL, CARE, LEISURE AND OTHER USES**

# THE FORMER LAURA ASHLEY HEADQUARTERS STATION YARD, CARNO, POWYS, SY17 5LG



## Description

Forming the former Laura Ashley Manufacturing and Distribution complex, the site extends to approximately 8.6 acres (3.48 ha).

The site consists of a variety of mixed use and mixed quality buildings, some of which have been vacant for a number of years. In addition to the industrial, office and residential elements, the site also incorporates hard standing and greenfield areas.

The areas numbered 4-7 contain interlinked buildings of various types, and separation of parts of the site will only be for specific enquiries and will receive a bespoke response.

## Accommodation

In summary, the gross internal floor areas and site sizes are approximately as follows;

Area	DESCRIPTION	SIZE (approx)
1	Greenfield land and access to helipad (from area 2)	1.04 acres (0.42 ha)
2	Cloth Store and Land	36,820 sq ft (3,420 sq m) on 2.94 acres
3	Cottage and School House (disused)	1,024 sq ft (95 sq m)
4	Main office building	23,490 sq ft (2,182 sq m)
5	Stone built station building (disused)	1,126 sq ft (104 sq m)
6	Two storey annex offices Engine maintenance room (disused) Ancillary warehousing	11,700 sq ft (1,086 sq m) 1,600 sq ft (148 sq m) 24,200 sq ft (2,248 sq m)
7	Factory and land including three separate manufacturing units	89,000 sq ft (8,268 sq m) on 3.10 acres



## Planning & Redevelopment Opportunity

The site offers significant redevelopment opportunities subject to planning and from our initial discussions with the local authority various mixed uses would be considered as part of a combined application / development briefs.

No planning application or development brief has been agreed.

Planning enquiries shall be made with the planning department at Powys County Council contact John Pearson on 01597 823737 or email [john.pearson@powys.gov.uk](mailto:john.pearson@powys.gov.uk)

## Business Rates

Interested parties should make their own enquiries with Powys County Council at [www.powys.gov.uk](http://www.powys.gov.uk) or via the valuation office [www.voa.gov.uk](http://www.voa.gov.uk)

## Terms / Price

The site and premises are offered For Sale as a whole or in substantial parts.

Subdivision of part will be considered from specific enquiries only.

Offers Invited.

## Title

Freehold, subject to covenants. Title number WA557463, copies available for detailed enquiries.

Easements and rights exist on site and it is strongly advised that the Title is seen from the outset. The river does not form part of the Vendor's Title and no express permission is known for the current footbridge crossing shown on the plan and aerials.

## VAT

All prices quoted will be subject to VAT at the prevailing rate.

## EPC

The EPC ratings for the applicable buildings range from D78 to D89. Copies of individual EPCs are available on request.

Offices

**D 76-100**

**78** This is how energy efficient the building is.

Factories

**D 76-100**

**89** Dyma pa mor effeithlon o ran ynni yw'r adeilad.

Warehouse

**D 76-100**

**82** This is how energy efficient the building is.

## Location

The subject site is located within the unspoilt and picturesque county of Powys in Mid Wales. It is a significant site located in the centre of Carno, which in turn is approximately 12 miles from Newtown, Powys. The site was the original manufacturing base of Laura Ashley who are now located in nearby Newtown. Carno is a village with a local shop, school, church and housing, and has benefitted from new house building in the last five years.

The town of Newtown contains the full selection of businesses and services including banks, large council offices, full retail, food superstores (Morrisons and Tesco), car dealerships, professional services and college and library services. Newtown train station connects to the Midlands, North and South Wales and provides local train services to Mid Wales and the West coast. Birmingham and Manchester International Airports are both approximately 2 hours (100 miles) drive away.

Travel distances by road from Carno include the following indicative distances:

Newtown	12 miles	Chester	67 miles
Machynlleth	17 miles	Liverpool	86 miles
Aberystwyth	35 miles	Birmingham	67 miles
Shrewsbury	45 miles	Cardiff	104 miles
Wrexham	55 miles	Manchester	107 miles

## Further Information

Please refer to CorProp for details of the asking price and further information.



## Viewing

Strictly by appointment with the sole agents CorProp (Corporate Property Partners), contact Malcolm Brymer or Tom Clapinson in the Manchester Office on 0161 929 7545.



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## All Enquiries:

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