

FOR SALE FREEHOLD 1.4 ACRES OF COMMERCIAL DEVELOPMENT LAND

SHIPTON BUSINESS VILLAGE TILEMANS LANE, SHIPSTON ON STOUR CV36 4QZ



**A 1.4 Acre Development With Recently Expired Planning Consent
For 25,200 sq.ft. of Warehouse and Office Facility**

Regular Shaped Site Suitable for a Variety of Commercial Uses STPP

Elevated Position With Far Reaching Views

Situated Close to the Fosse Way 14 Miles from the M40 Motorway (north and south access)



IMPORTANT NOTICE

Property Misdescriptions Act 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through EHB Commercial Limited. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. EHB Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of EHB Commercial Limited has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.



LOCATION AND DESCRIPTION

Shipston Business Village is a recently developed complex within the Tilemans Lane Industrial Estate and is identified on the attached location plan.

This new industrial park is occupied by a range of businesses including Building & Plumbing Supplies who have constructed a new state of art builders merchants. A range of starter units have recently been constructed to a high quality on adjacent land.

The site offered is a regular shaped development site of 1.4 acres. Formerly farmland the site received planning consent for the construction of a warehouse and office facility totaling 25,200 sq.ft. on a gross internal basis. The site benefits from two access points and lends itself to a range of development designs subject to planning consent. Attached to these particulars is an image of the proposed building.

PLANNING

Planning consent was granted on the 14th May 2008 for the construction of the attached warehouse with ancillary offices and storage yard under application number 08/00398/full. The application expired three years after consent was granted but it is considered that the site is suitable for B1, B2 and B8 uses subject to a new application.

GENERAL INFORMATION

Services

All mains services are available for connection to the site.

Access

Full access rights are granted over Tilemans Lane.

Tenure

The site is to be sold freehold with vacant possession.

Price

Offers are invited in the region of £450,000 exclusive of VAT, which we understand is payable.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing and Enquiries

Strictly by appointment through the sole selling agents ehB Commercial on 01926 888181.

Site Plan

