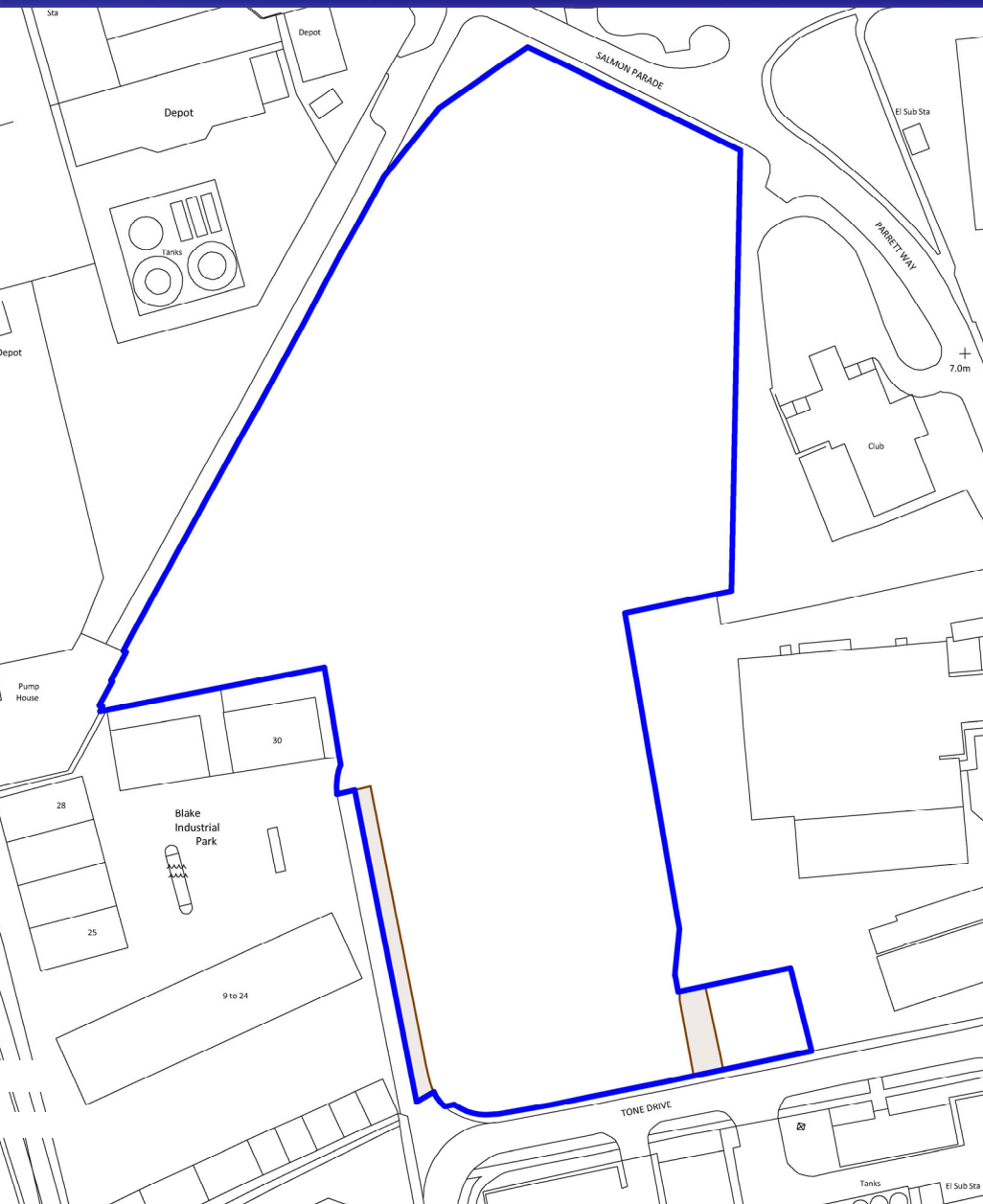




FOR SALE

**Land with Commercial
Development Potential**

19,226m² (4.75 acres)

Salmon Parade / Tone Drive, Bridgwater, Somerset

Guide: £1,900,000

DESCRIPTION

The parcel of land is available for sale with the potential for a range of commercial uses, zoned for employment land, and would suit either a storage site or for future commercial development - subject to Planning.

The Vendor is also open to discussions regarding a potential lease arrangement, with further details available upon request.

A portion of the site is currently occupied under a Licence Agreement, providing parking provisions for a neighbouring business until April 2028.

LOCALE

The site is situated within the commercial estate are of Parrett Way, with the site abutting both Salmon Parade and Tone Drive, with entrances on both sides providing excellent frontage and access abilities to the site.

The predominant land use within Parrett Way is industrial and commercial in nature, a well established employment zone accommodating a variety of small, medium and large business operators across various business sectors.

The site benefits from a strategic location, with convenient access to the A38 and Squibbers Way link road.

SITE

19,226m² (4.75 acres) - the Plot is being sold as seen and as shown outlined in blue on the plan overleaf.

Consideration may be given to sub-dividing the site.

SERVICES

No detailed service enquiries have been made although we understand electricity is available on site. Other main services are believed to be available nearby.

Prospective Purchasers are required to make their own enquiries regarding the availability and capacity of services.

GROUND CONDITIONS

No ground report has been prepared for the sale and prospective Purchasers must satisfy themselves regarding any required ground investigations.

METHOD OF SALE

The Vendors own the Freehold of the site being offered for sale which is registered with Land Registry under title numbers ST69707 and ST237386.

The site is being offered for sale by way of private treaty, with offers being invited on an unconditional basis.

Please note, part of the site is occupied by a local company for parking facilities, occupying under Licence until April 2028.

PRICE

We are asking £1.9million for the site in its entirety.

Consideration may be given to sub-division of the site and selling off parcels of land - for more information, please enquire with the agent.

VAT

The Vendor has not opted to tax so VAT will not be payable but interested parties should make their own enquiries with HMRC.

LOCATION



A38, A39, M5 (Junctions 23 & 24)



0.5 miles east of Bridgwater Railway Station



25 miles south-west of Bristol Airport



11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol

OVERAGE

The site is offered with the benefit of existing commercial development planning permissions, and as a consequence, no overage clause will be applied.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

PLANNING

Previous planning applications for the site have included:

App 08/12/00060 - Granted 2015

Erection of office, production facility and associated cold stores, workshops etc.

App 08/24/00139 - Granted 2025

Erection of commercial building for trade counter, workshop or office.

Documents for both applications can be downloaded via the Somerset Planning website, or provided by email by the agent.

Interested parties are encouraged to make their own enquiries about the planning history and future planning uses for the site, should they wish to pursue development for the site.

COMMUNITY INFRASTRUCTURE LEVY

Prospective Purchasers should make their own enquires regarding CIL payments which would fall due, should development be pursued.

ANTI MONEY LAUNDERING

A prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

