

SAXON WAY, WINCANTON,
BA9 9RT

FOR SALE
4.1 ACRES (1.66 HECTARES)



0117 917 2000

SUBJECT TO CONTRACT



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- **LAND WITH COMMERCIAL DEVELOPMENT POTENTIAL**
- **RARE FREEHOLD SALE**

LOCATION

The subject plot is situated in a prominent position on Saxon Way within Wincanton Business Park in Wincanton.

Access is provided directly off the A371, which in turn links to the A303 providing access to the M3 to the East and the M5 to the West.

Nearby occupiers include Kellaway Building Supplies, Fiat, Suzuki and Abarth Dealership, Screwfix and Markus Products.

Amenities in the immediate vicinity include a Morrisons Supermarket & Petrol Station, LIDL, KFC, and Travel Lodge.

DESCRIPTION

The subject property is situated adjacent to the warehouse, there is a 4.1 acre greenfield site which has planning permission for commercial development. Access is provided from Murray Way, to the north corner of the site.

PLANNING

We understand that the land benefits from outlined consent for B2 (General Industrial) use, but we advise that you make your own enquiries with the local authority.

SERVICES

We understand that mains services are provided nearby and can be brought into the site. We do however advise that parties satisfy themselves in this respect.

VAT

All figures are quoted exclusive of VAT, which will be charged at the appropriate rate.

ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

OUTGOINGS

The purchaser will be responsible for all other rates, off-site charges, utilities and outgoing.

SALE TERMS

The property is available by way of a freehold sale.

The quoting price is £1,353,000 exclusive (£330,000 per acre).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.



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Misrepresentation Act

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