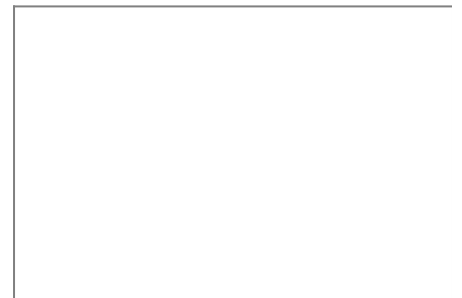


Strayground Lane, Wymondham, NR18

Offers In Region Of £400,000

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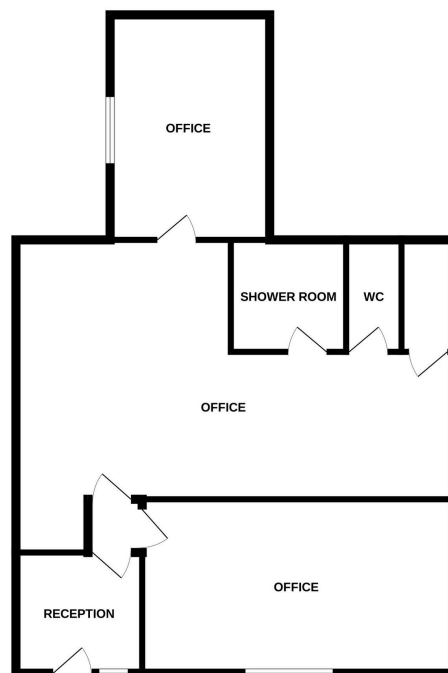
Moneyproperties offer this prime commercial land with office space with excellent transport links to the A11 and A47. An exceptional opportunity to acquire just under two acres of prime commercial land, featuring approximately 1000 sq ft of office space. The site benefits from an O licence allowing for the operation of 12 lorries and two trailers, with reviews conducted every five years. Additionally, the premises include an oil separation facility for operational efficiency. Planning granted in 2021 for the construction of an additional 20 meter x 10 meter building. (Planning ref 2021/0607).

Tenure: Freehold EPC: TBC Current rateable value (1 April 2023 to present) £12,750

Key Features

- Must view to fully appreciate location and access
- Ideal opportunity for a variety of business operations requiring strong transport links
- There is a oil separation facility for operational efficiency
- Planning in 2021 for a 20 meter x 10 meter building 2021/0607
- Just under two acres of prime commercial land for sale with offices
- Viewing strictly by appointment only through Moneyproperties
- Excellent location for access to the main A11 and A47
- The site benefits from O licence allowing operation for 12 lorries and 2 trailers
- Approximately 1000 sq ft of office space with potential for more
- Please note; Gary Cooper Paving Ltd will remain unaffected by sale as relocating

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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