



## Industrial Development Land – For Sale

### Land at Longforth Farm, Wellington, Somerset, TA21

- Approximately 25 acres of development land suitable for employment/industrial purposes.
- Allocated within Taunton Deane Borough Council Core Strategy for general industrial (B2) storage and distribution (B8) use.  
Easy access on western side of Wellington.

## SITUATION

Longforth Farm comprises a new urban extension to the north east of Wellington. The employment land is at the eastern side of the scheme to the immediate north of the B3187 Taunton Road. The land is located approximately 2 miles from junction 26 of the M5 motorway and approximately ½ mile from Wellington town centre.

Wellington has a population of approximately 12,000 and a thriving business community with established business parks to the east including Chelston Business Park, West Park 26 and Foxmore Business Park. The County town of Taunton is located approximately 8 miles to the east.

## DESCRIPTION

This employment site comprises generally level greenfield land extending to approximately 25 acres.

## PLANNING

The site is allocated under Policy SS3 of the Taunton Deane Borough Council Published Plan Core Strategy 2011 to 2028. The land is designated as employment land for general industrial (B2) and storage and distribution (B8). Prospective purchasers should make their own enquiries with the Planning Authority in relation to their specific requirements.

## SERVICES

A comprehensive package of servicing works will be required to develop the site. All mains services however, are believed to be located close to the site.

## METHOD OF SALE

The site is offered for sale by private treaty. Offers are invited for the whole site.

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

## VIEWING

At any reasonable time with the benefit of these particulars.

## FURTHER INFORMATION

Please contact the Sole Agents, **Chesters Harcourt Ltd**:

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