



Land At The Corner Of Wood End Lane And Gorse Lane, Lichfield WS13 8EN

FOR SALE COMMERCIAL DEVELOPMENT LAND

4.02 Acres
(1.63 Hectares)

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DESCRIPTION

The site sits to the rear of Fradley Park, adjacent to the Tesco Distribution Centre to the east and the Roxane UK bottling plant to the western boundary and comprises a regularly shaped 4-acre plot of land with access off Gorse Lane, a two-way, single carriageway public highway road.

- ✓ Rare opportunity to purchase land on Fradley Park
- ✓ Well established industrial / warehouse location
- ✓ Prominently located
- ✓ Excellent transport links

LOCATION

The site is located on Fradley Park, off the A38, north of Lichfield with easy access to the M6 and M6 toll providing access to the wider Midlands motorway network. Fradley Park is ideally placed to serve the needs of industrial / distribution occupiers with over 1 million people within a 30-minute drive of Lichfield, Burton and Birmingham.

ACCOMMODATION

	Acres	Hectares
Total	4.02	1.63

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

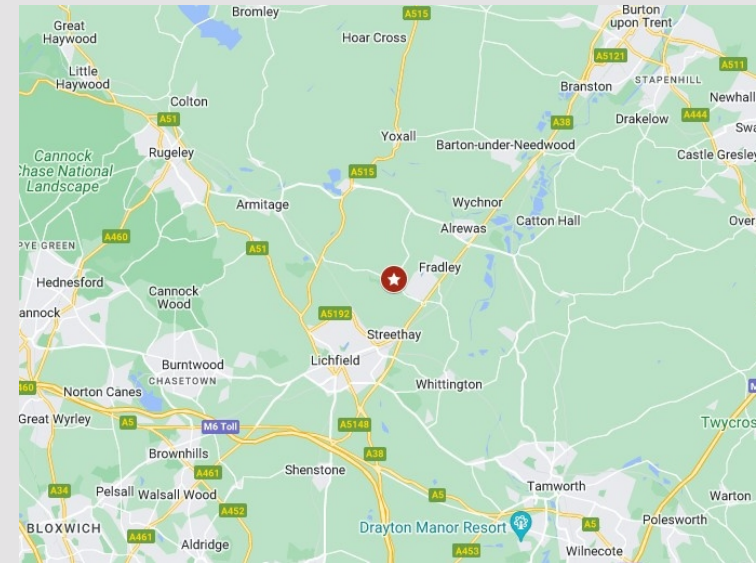
Each party to be responsible for their own legal costs incurred in any transaction.

PLANNING

Whilst the site is not allocated, planning advice and the surrounding uses suggest the site would be suitable for E(g) (iii), B2 and B8, subject to planning. Interested parties to make their own enquiries.

TERMS

Freehold, expressions of interest sought.



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Regulated by RICS 06-Jun-2024

VIEWING & FURTHER INFORMATION

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