



FOR IDENTIFICATION PURPOSES ONLY

Lawrence Hill, Wincanton, Somerset
Serviced Commercial Development Land
From 0.5 acres to 6.98 acres available freehold

Price on Application



Commercial Development Site

Lawrence Hill, Wincanton, Somerset

0.5 to 6.98 Acres of serviced freehold commercial development land available for the following uses:

- E(g) (business)**
- B2 (general industrial)**
- B8 (storage & distribution)**

Viewing strictly by appointment through joint agents

Symonds & Sampson

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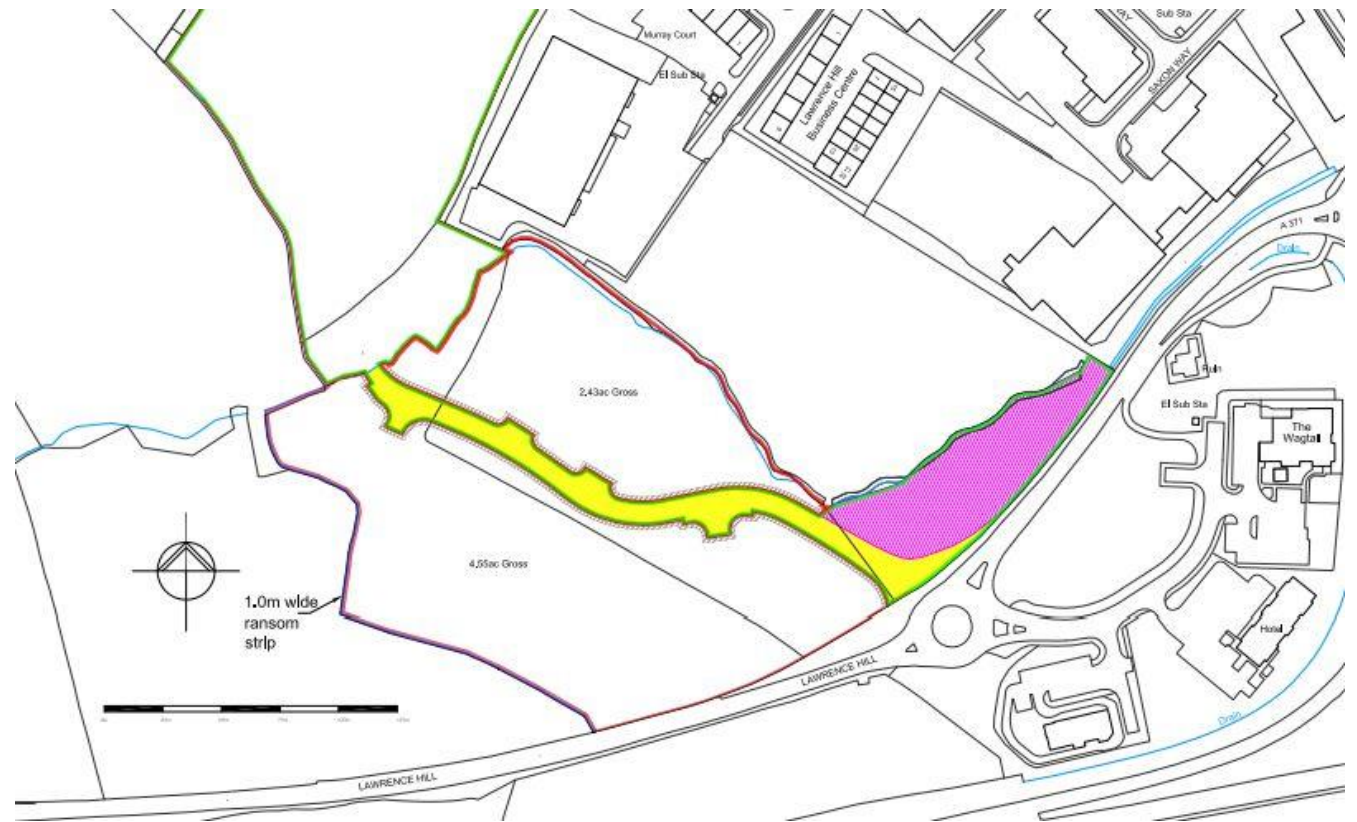


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The Property

The development site lies to the north of the A371 (Lawrence Hill), on the western fringe of the strategically located south Somerset town of Wincanton. The land forms part of a 14.64 acre (5.93 hectare) mixed use development of 80 new homes to the north and employment land to the south. The overall site currently comprises several greenfield agricultural parcels of land. The commercial site, which measures 6.98 acres (2.82 hectares) gross, lies on the lower level of the overall scheme, which rises up towards the north.

The consented (outline) master plan shows buildings of approximately 97,000 ft² (9,000 m²) of E(g) (business), B2 (general industrial) and B8 (storage & distribution) space and provides an indicative mix of E(g)-50%, B2-25%, B8-25% under planning application ref. 19/02245/OUT, dated 21 April 2022.

The development is to be connected to the A371 by a new road and elongation of the existing roundabout, the construction of which form part of the obligations for the adjoining residential scheme. Other works for the overall development include drainage infrastructure, footpaths, cycle links, landscaping,

open space and parking. Full details including the agreed performance specification are included within the dataroom, which can be accessed by clicking [HERE](#).

Situation

Wincanton is a strategically located town on the A303, one of the main routes into the South West from London and the South East. The town is within easy reach of Yeovil (15 miles), Taunton (38 miles) and Salisbury (33 miles), whilst mainline train service are available in nearby Templecombe (5 miles) with hourly trains to London Waterloo, while Bruton and Castle Cary have main line railway links to London Paddington.

Lawrence Hill is situated on the western fringe of the town, adjacent Wincanton Business Park and opposite the roadside scheme at Long Close, with occupiers including a KFC Drive-Thru, a McDonald's Drive-Thru, Marstons Inn and Travel Lodge. Major occupiers in the town include Wincanton plc, Griffith Foods and Al-Ko Gardentech.

Services

We understand that all main services are to be made available for connection to site. We have not tested any of the service

installations and any occupier must satisfy themselves independently as to the state and condition of services.

Tenure & Guide Price

The land is available on a freehold basis with vacant possession. The site is to be sold as a whole, although consideration will be given to splitting the site into smaller serviced plots.

There are several options for purchase of the site, totalling 6.98 acres (2.82 hectares), either as a whole or alternatively smaller individual plots by negotiation. Guide prices start from £300,000 per acre (gross).

Data Room

Full details of the above with supporting documents are available from the dataroom for the development, which can be accessed by clicking [HERE](#).

Legal Costs

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

Directions

From the A303 take the A371 Junction (Wincanton) and take the first exit at the roundabout (signposted Castle Cary). The site is located approx. 200 yds on the right.

What3words: force.bearings.boards

Google Maps: 51.049, -2.422

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers should satisfy themselves independently as to VAT in respect of any transaction.

Connected Person

Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a staff member at Symonds & Sampson and as such constitutes a 'connected person'.

Business Rates

To be assessed

EPC

EPC Exempt

Joint Agents

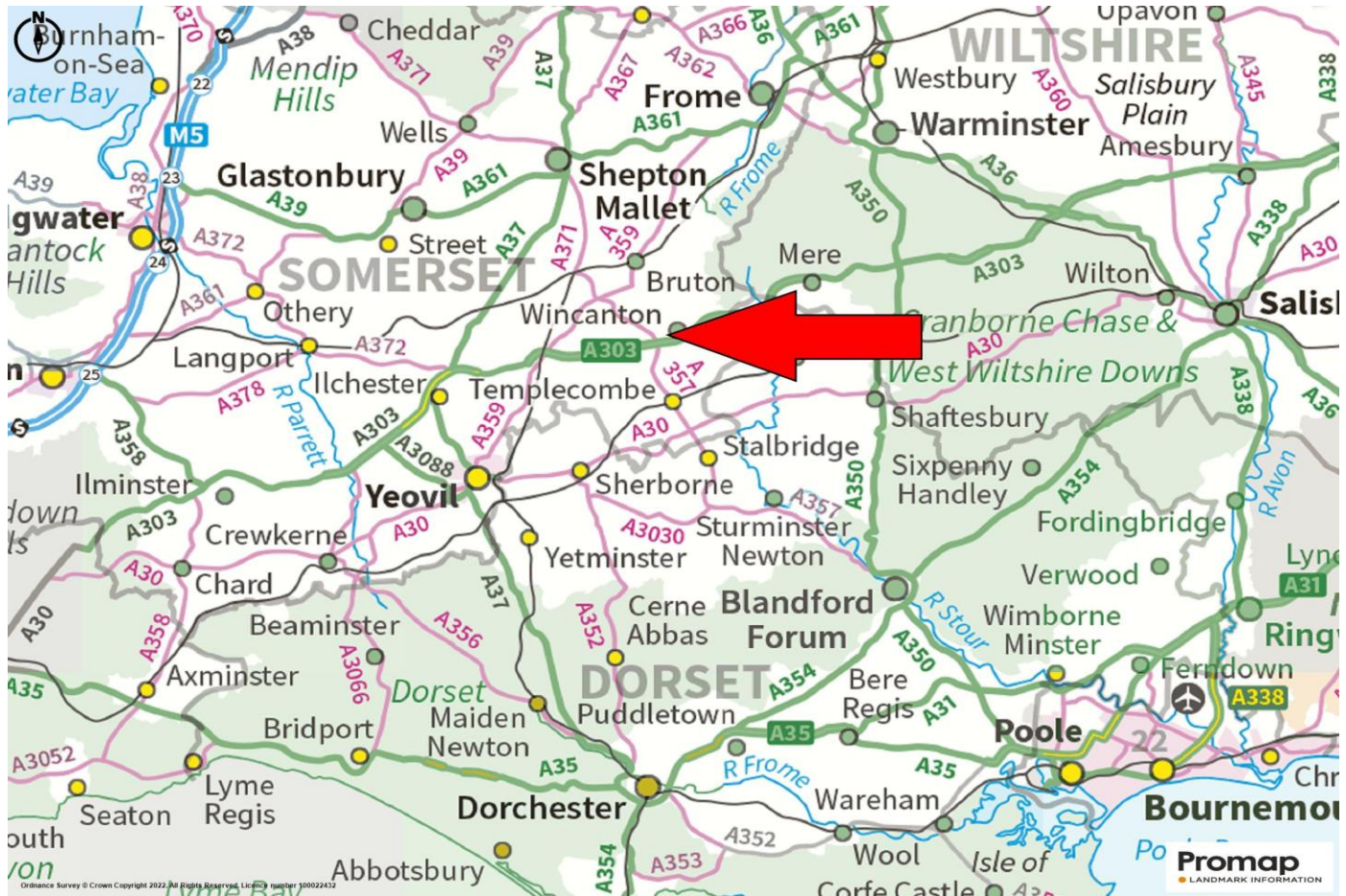
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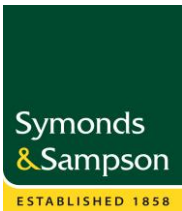
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