



Stoneford Lane, Evesham, WR11 7GW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£325,000

- Development potential STP
- Freehold
- Secure yard
- Approx. 0.497 acres
- Easy Access to M5

Secure commercial land with barn available for freehold sale located in Worcestershire. Potential development subject to planning.

Location

The property is located in the rural village of Bretforton, Worcestershire. Bretforton is located approx. 5 miles from Evesham and approx. 20 miles from the M5 via the A46 trunk road to Tewkesbury and Cheltenham.

Description

The property comprises a commercial yard and agricultural barn. The land extends approx. 0.497 acres with the barn including brick extension extending GIA 151sq.m. (1626.42sq.ft.). There is good access to the property with a double leaf palisade security gate and palisade fencing surrounding the property entirely.

Services

We understand that the property is connected to electric with provisions for phase three. Mains water and foul water drainage are understood to be in the vicinity. Interested applicants should make their own enquiry as to the availability of services.

Business Rates

The property is currently not listed for Business Rates.

Planning

Local Authority: Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire WR10 1PT
Telephone: 01386 565000

Legal Costs

Each party will be responsible for their own legal costs associated with the preparation of the sale contract.

Viewings

In the first instance please contact the Commercial Department 01386 765700 or commerical@sheldonbosleyknight.co.uk

Important notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

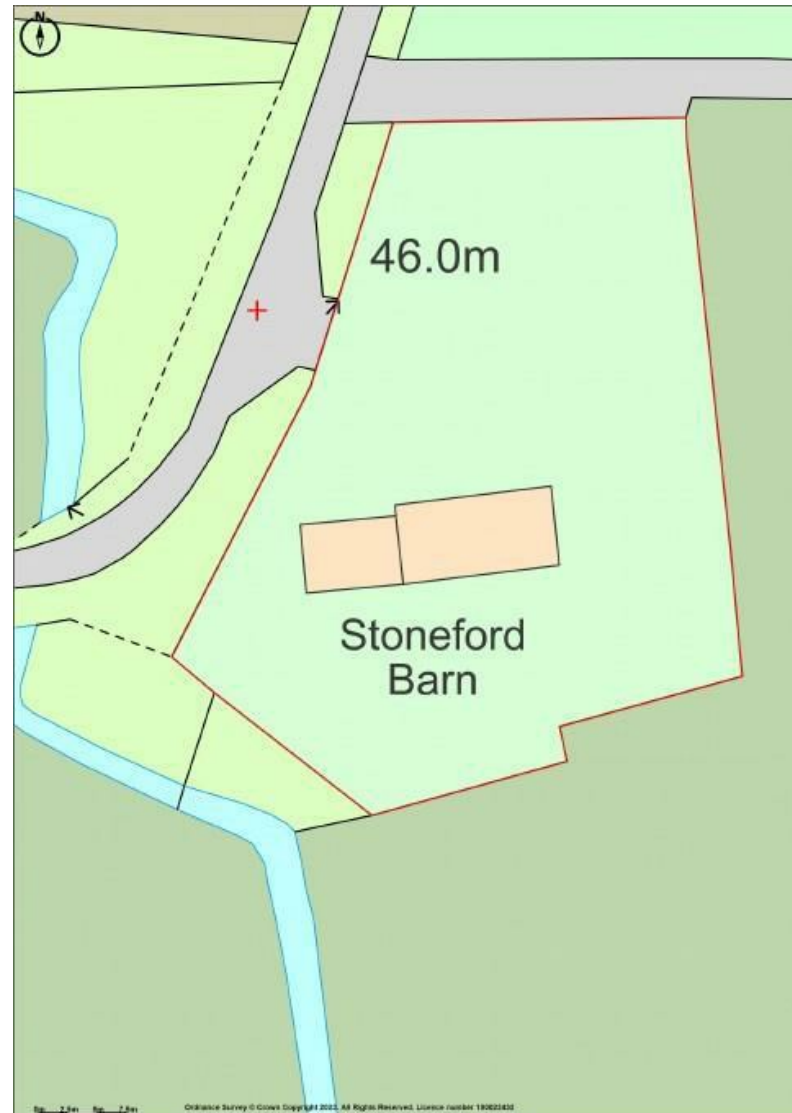
Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only.

A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.



Plan



For further information please email commercial@sheldonbosleyknight.co.uk