



**Plot 3 & 4 Gordleton Industrial Estate, Hannah Way, Pennington,
Lymington, Hampshire. SO41 8JD
POA**



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 625 500





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POA

A unique opportunity to purchase land with outline planning permission for industrial, storage and business use B1, B2, & B8. The development will be carried out in accordance with the approved plans but detailed planning permission would need to be applied for. Set on approximately 3.57 Acres within Gordleton Industrial Estate which is accessed from Sway Road and is located approximately 2.5 miles from Lymington Town Centre.



PLOT LOCATION

The popular Gordleton Industrial Estate is accessed from Sway Road and is located approximately 2.5 miles distant from Lymington Town Centre. It is approximately 2 miles distant from the B3055 which provides connections to the wider road network.

PLANNING CONSENT

https://planning.newforest.gov.uk/online-applications/applicationDetails.do?keyVal=_NEWFO_DCAPR_208944&activeTab=summary

DIRECTIONAL NOTE

From our office proceed across the lights to Ashley Road and head towards the village of Hordle. On reaching the mini roundabout go straight over into Silver Street and after approximately 1.9 miles the turning to Gordleton Industrial park will be located on the right hand side.

VIEWING ARRANGEMENTS

Viewing by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is



InternalPropertyPhoto

Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.