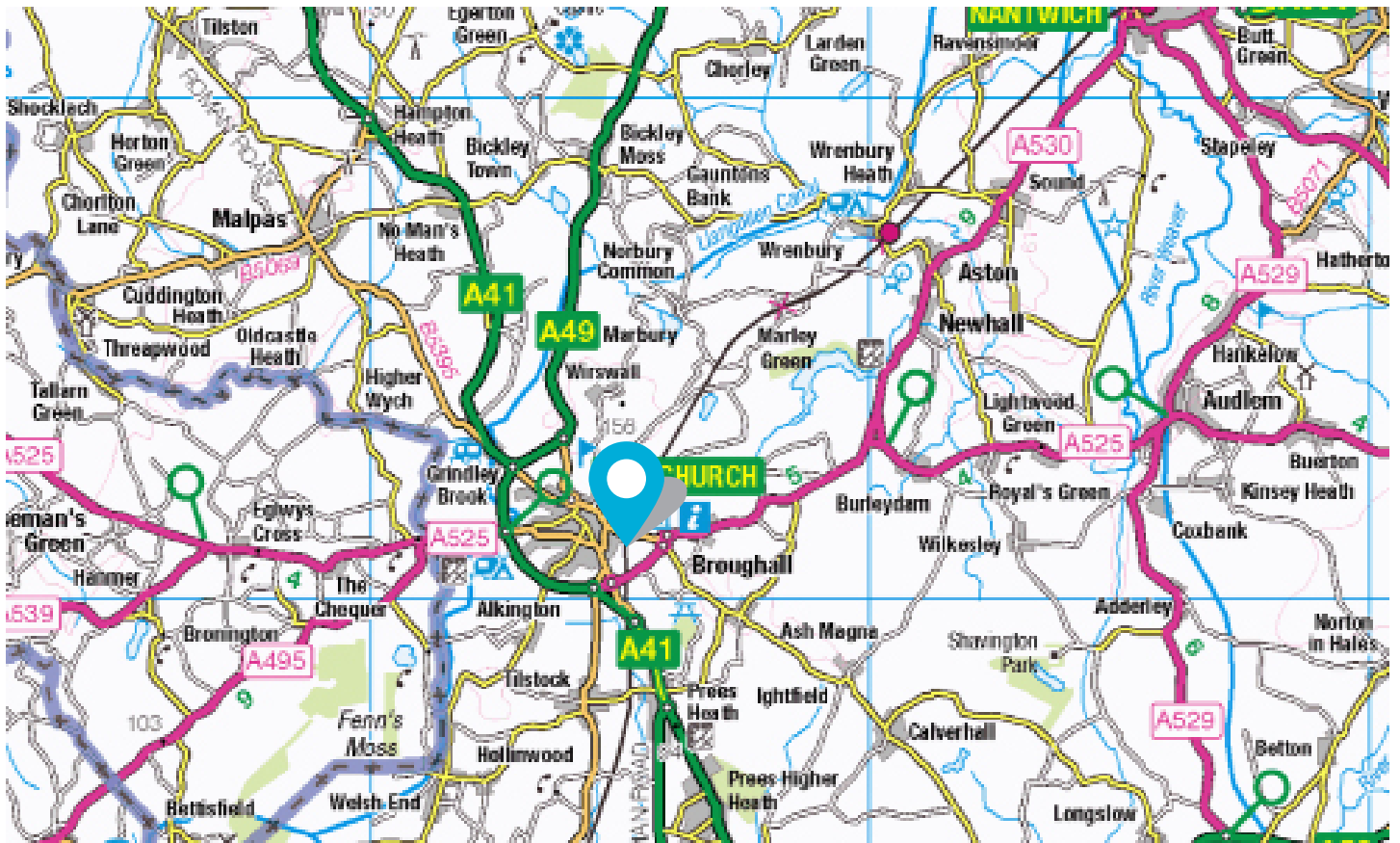


LAND WITH PLANNING CONSENT FOR A COMMERCIAL UNIT

UNIT 4 DIGITAL COURT, WAYMILLS INDUSTRIAL ESTATE, WHITCHURCH, SHROPSHIRE, SY13 1TT

- Rare opportunity to acquire a commercial building plot in a sought after Business Park in Whitchurch
- Planning consent for the construction of a commercial unit with a Total Gross Internal Floor Area of 2,625 ft sq (244 m sq)
- Total Site Area approximately 0.082 acres (0.033 hectares)
- Sold with benefit of planning consent for commercial Use Class B planning consent

PLAN FOR ILLUSTRATIVE PURPOSES ONLY**PRICE:** £150,000 (Exclusive)



LOCATION

The land forms part of the commercial development that is known as Digital Court that forms part of Waymills Industrial Estate in the town of Whitchurch. Waymills Industrial Estate is located in close proximity to the A525, which provides access to the national road network.

Digital Court provides a commercial development of commercial/business units. Waymills is the prime commercial quarter serving the town of Whitchurch. The surrounding occupiers include Listers, AGRO, Needham Group and Nantwich Cheese Company.

Whitchurch is an established market town in north Shropshire and benefits from numerous listed buildings. The town had a population of 9,781 at the 2011 Census.

The town is located 20 miles north of the county town Shrewsbury, 20 miles south of the town of Chester and 15 miles east of the town of Wrexham. The town benefits from proximity to the A41 which provides access to the national road network.

DESCRIPTION

The property comprises of commercial land forming part of Digital Court that benefits from planning consent for the construction of a new commercial unit with a Total Gross Internal Floor Area of approximately 2,625 ft sq (244 m sq) on a site area of approximately 0.082 acres (0.033 hectares).

The property forms part of Title Number SL272345 and the land is of level aspect and benefits from planning consent that has been initiated from the development of the adjacent units, further details upon request. The existing planning consent permits the development of a commercial unit with an eaves height of 6 metres and parking to the front of the unit in a forecourt area in front of the unit accessed from an estate road within Digital Court.

ACCOMMODATION

(All measurements are approximate only)

	ACRES	HECTARES
TOTAL SITE AREA	0.082	0.033

The land holding is understood to benefit from planning consent for the construction of a unit with a Total Gross Internal Floor Area of approximately 2,625 ft sq (244 m sq).

FOR SALE

LAND WITH PLANNING CONSENT FOR A COMMERCIAL UNIT

PRICE

£150,000 (Exclusive)

VAT

The land is understood to be elected for VAT and therefore VAT will be payable on the purchase price.

PLANNING

The property is understood to benefit from planning consent for the construction on the land holding of a commercial unit due to the initiation of a planning consent relating to the Digital Court Development. This relates to a planning consent that was granted on 8th August 2005. Further details available from the selling agents upon request.

The land is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987. Prospective purchasers should rely on their own enquiries.

SERVICES

(Not tested at the time of inspection)

We understand that all mains services are available for connection subject to normal connection charges.

RATEABLE VALUE

The property is yet to be assessed for rating purposes.

LEGAL

Each party to be responsible for their own costs associated with the sale.

TENURE

Available freehold, forming part of Title Number SL272345.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND
Telephone: 0345 678 9000



VIEWING

Viewing via the letting agents:

James Evans
07792 222 028
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Harriet Shakeshaft
07538 912 096
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01743 450 700

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or

her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

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