

LAND ADJACENT TO
 NETHERTON WORKSHOPS
 NEW ROAD
 HIGHLEY
 BRIDGNORTH WV16 6NN
FOR SALE
 GUIDE PRICE: £227,500

- *Lapsed Planning Approval for 12 B1 units*
- *Extending to 1,918.8 sq m (20,654 sq ft)*
- *On-site parking for 49 cars*

LOCATION

The site is situated directly behind Netherton Workshops off New Road on the edge of the town of Highley in Bridgnorth.

DESCRIPTION

The land benefits from lapsed Planning Approval for the erection of 12 new B1 workshop units (Application No. 12/01517/FUL). Full plans are available from the selling agent.

ACCOMMODATION

The site extends to approximately 1.46 acres and is divided into Block A and Block B, as follows:-

Block A		
Units 1 & 7		
Gross Internal Floor Area	1,949 sq ft	181.1 sq m
Units 2 & 6		
Gross Internal Floor Area	1,636 sq ft	152.0 sq m
Units 3, 4 & 5		
Gross Internal Floor Area	1,336 sq ft	124.1 sq m
Block B		
Units 8 & 9		
Gross Internal Floor Area	2,284 sq ft	212.2 sq m
Units 9, 10 & 11		
Gross Internal Floor Area	636 sq ft	59.1 sq m
On-Site Parking for 49 Vehicles		



TENURE

The land is for sale freehold.

LEGAL COSTS

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

SECURITY

The vendor will require proof of funding before any offer is accepted.

VAT

All figures are quoted exclusive of VAT, which may be payable at the prevailing rate.

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

VIEWINGS

Strictly by prior appointment with the sole selling agents:-

Centrick Commercial 0121 289 5009

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with in the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.