

6 WEEK COMPLETION



SITUATION

Located on the main A4136 approximately 1/2 mile from the centre of Mitcheldean which lies approximately 12 miles west of Gloucester, 16 miles from the M5 (Junction 11) and 6 miles from the M50 (Junction 3). Fronting the site is **Ladygrove Business Park** hosting a range of post-war commercial buildings.

PROPERTY

This mainly level site is approached via a shared gated driveway and comprises a detached **Industrial Building** of brick construction, an in situ large-vehicular wheel-wash and the remains of a weighbridge together with part of a quarry composed of red Devonian sandstone.

ACCOMMODATION

Site Area	Approx 2.41 Acres
Detached Building:	
Open Fronted Section	(Height 19'0")
Area	Approx 1,600 sq ft
Right Hand Section	
Ground Floor Area	Approx 1,296 sq ft
First Floor Area	Approx 1,296 sq ft
Total Area	Approx 4,192 sq ft
Plus open sided store	

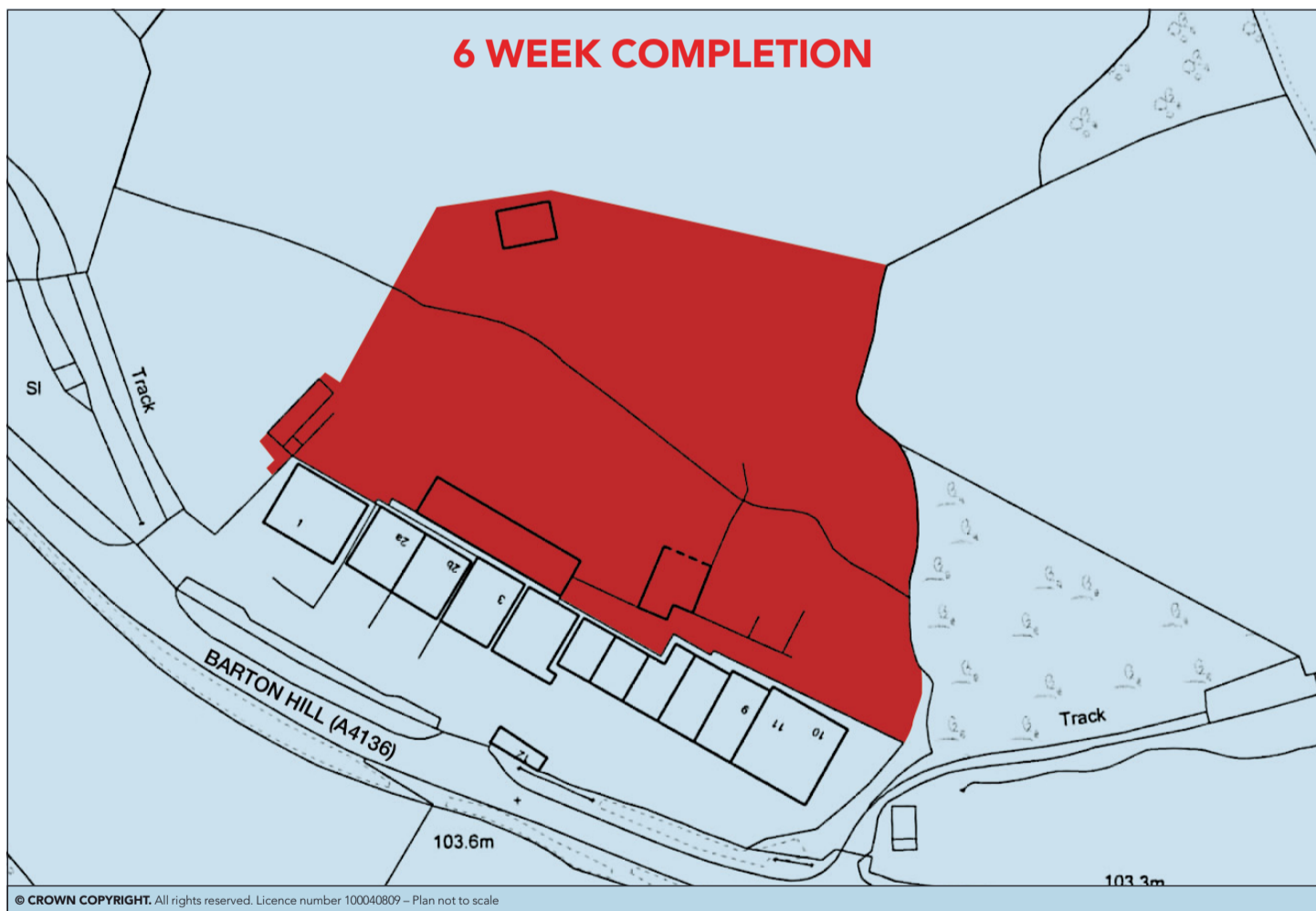
VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION (Please refer to Special Conditions)

Vacant Site

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

6 WEEK COMPLETION



Note 1: The adjoining owners have a right of access to use the weighbridge (dismantled) and the wheel-wash subject to payment of a fair contribution towards repair and maintenance.

Note 2: Local searches confirm the renewal of planning consent on 9th July 1996 for operational use of the land for the recycling, reclamation, storage and distribution and transfer of waste materials and products to include putrescible waste.

Note 3: There may be potential to redevelop the site as small business units, subject to obtaining the necessary planning consents.



JOINT AUCTIONEERS
Whitmarsh Lockhart, Lancaster House, Edison Park, Dorcan Way,
Swindon SN3 3RT. Tel: 01793 541000
Email: ralph@whitmarshlockhart.com Ref: R. Wells, Esq
VENDOR'S SOLICITORS
Eversleys – Tel: 020 7607 0001
Ref: S. Appleman Esq – Email: stuartappleman@eversleys.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts