



PROPERTY CONSULTANTS

FOR SALE

DEVELOPMENT/STORAGE LAND



3 ACRES

EVERCREECH WAY
WALROW INDUSTRIAL ESTATE
HIGHBRIDGE
SOMERSET TA9 4AR

0117 973 1474

E T PARKER PROPERTY CONSULTANTS & CHARTERED SURVEYORS
Combe House, 33 Oakfield Road, Clifton, Bristol, BS8 2AT

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A list of Partners is available at the above address

LOCATION

The site is situated adjacent to the M5 motorway on the Walrow Industrial Estate at Highbridge, approximately 2 miles by road from Junction 22 of the M5 and approximately 0.5 mile due east of Highbridge Town Centre.

Highbridge is approximately 20 miles South West of Bristol and 15 miles North East of Taunton. Highbridge is an established market town at the centre of Somerset, with an established business and distribution park adjacent to the M5 on the Walrow Industrial Estate and Isle Port Business Parks. Occupiers include Biffa, Jewson, Woodberry Bros & Haines Ltd, Manuflex, Brakes Ltd and Country Choice Foods Ltd.

DESCRIPTION

The site comprises a level, roughly rectangular, site of approximately 3 acres.

Access to the site is gained across a concrete/tarmac private access road, giving direct access to the adopted highway at Evercreech Way.

The site is suitable for development or open storage, subject to improvement and fencing.

PLANNING

The site is situated in an area zoned for development and suitable for employment use in the Sedgemoor Bristol Council Local Plan, subject to detailed planning consent.

There is an established landscaping strip within the site, along the motorway boundary, comprising approximately 0.5 acre and it is likely that the planning authorities will require this to be retained.

Applicants are advised to make their own enquiries from the Sedgemoor District Planning Authority, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR.

TERMS

The property is available freehold and free with vacant possession.

PRICE

£350,000 (Three hundred and fifty thousand pounds)

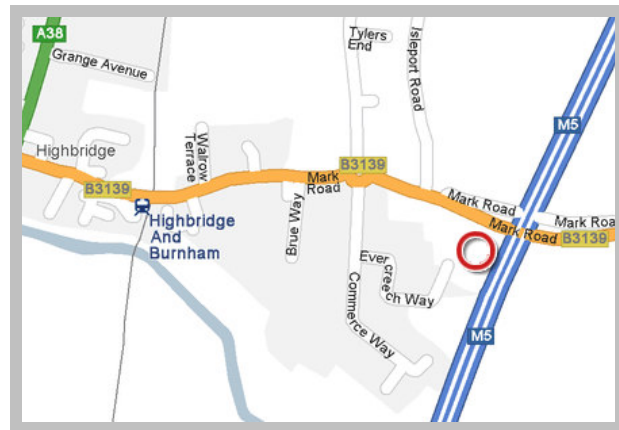
VAT

All prices are quoted exclusive of VAT whether or not chargeable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and a copy can be obtained from the agents on request.

LOCATION PLANS



VIEWING & FURTHER INFORMATION

Strictly through sole agents:-

ETP Property Consultants

Contact: Jon Booth
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E-mail: jonbooth@ETPproperty.co.uk

SUBJECT TO CONTRACT