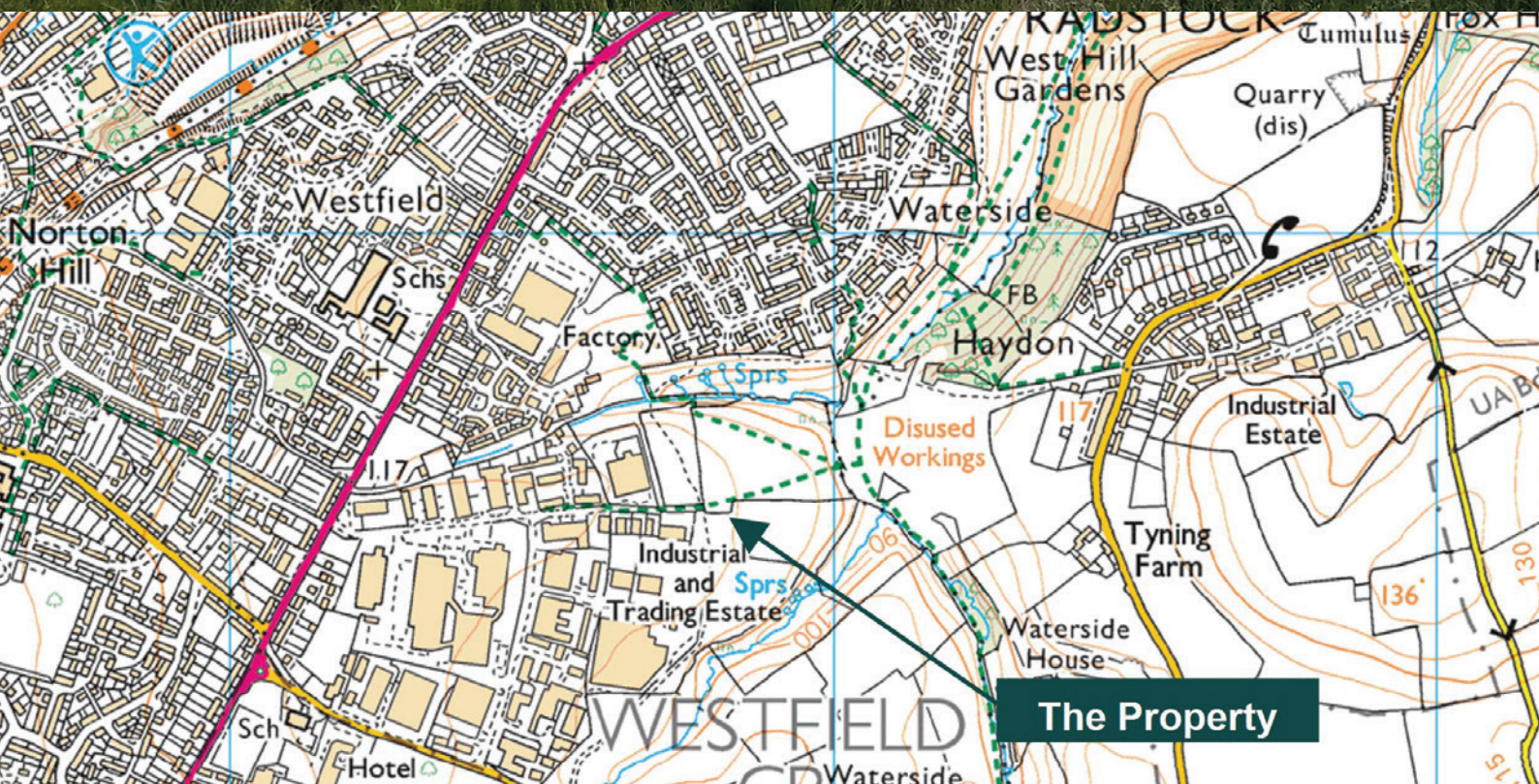




FOR SALE POTENTIAL DEVELOPMENT LAND

Adjacent to and east of
Westfield Trading Estate, Midsomer Norton, Somerset, BA3 4BS

7.76 acres (3.14 hectares)

For sale by Private Treaty, No Overage or Uplift Conditions

Land at Westfield Trading Estate

7.76 acres

LOCATION

The land is situated in the town of Midsomer Norton, Somerset on the edge of Westfield Trading Estate.

THE PROPERTY

The property comprises two separate parcels of pastureland bounded by mature hedgerows. The land is accessed from First Avenue across third-party land with a full agricultural right of way. The land is being offered with no overage.

PLANNING

Westfield Trading Estate has been identified for an expansion. Representations were made to BANES Council with the adjoining landowner. To date, no planning application has been submitted for commercial or residential development.

SERVICES

It is understood that mains water, gas, electricity and drainage are available within the locality but prospective purchasers should make their own enquiries in relation to services.

LOCAL AUTHORITY

Bath and North East Somerset Council, Lewis House, Manvers Street, Bath BA1 1JG.



DIRECTIONS

Westfield Trading Estate is situated off the A387. The land for sale is on the eastern end of First Avenue.

VIEWING

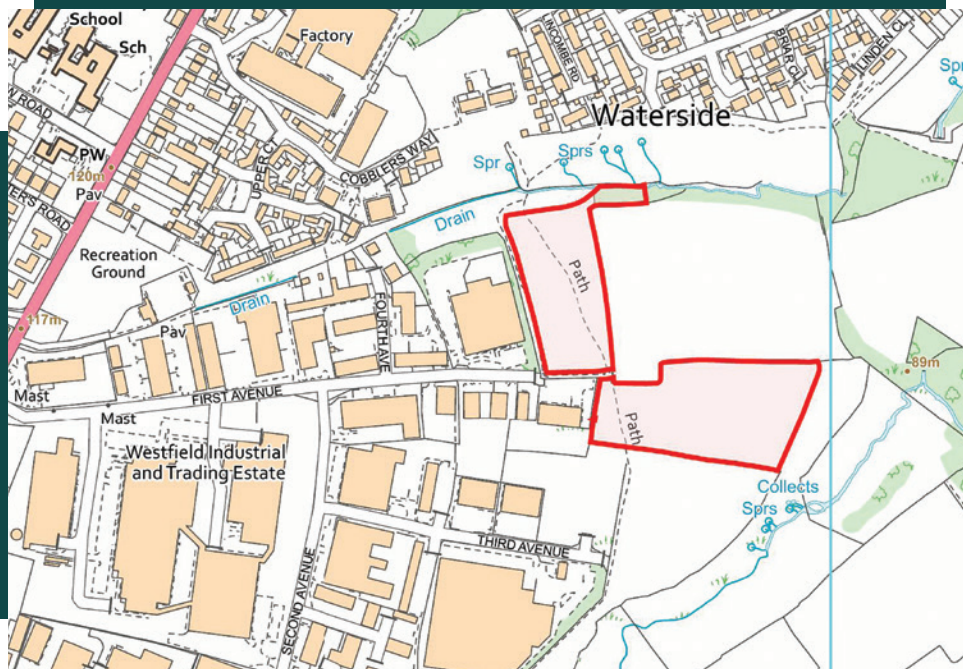
At any reasonable time with a copy of these sale particulars.

TENURE

The property is freehold with vacant possession on completion.

SELLER'S SOLICITOR

Wansbroughs, Northgate House, Devizes
SN10 1JK (FAO: Mr N. Patterson).
Tel: 01380 733300



LAND & DEVELOPMENT

Old Barn, Rodbourne Rail Farm, Rodbourne,
Malmesbury, Wiltshire SN16 0ES
anthony@ajwlanddevelopment.co.uk
www.ajwlanddevelopment.co.uk
01666 318 992 07552 044 742