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# FOR SALE

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- ✓ Site totalling 5.05 acres
- ✓ Roughly rectangular plot
- ✓ Located on established industrial/distribution park
- ✓ Just over 1 mile from Junction 26 of the M5
- ✓ Greenfield site
- ✓ Asking Price: £1.6 million



Land On The Southwest Side Of Westpark, Westpark 26, Wellington TA21 9AD

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Industrial/Distribution Development land in  
established location

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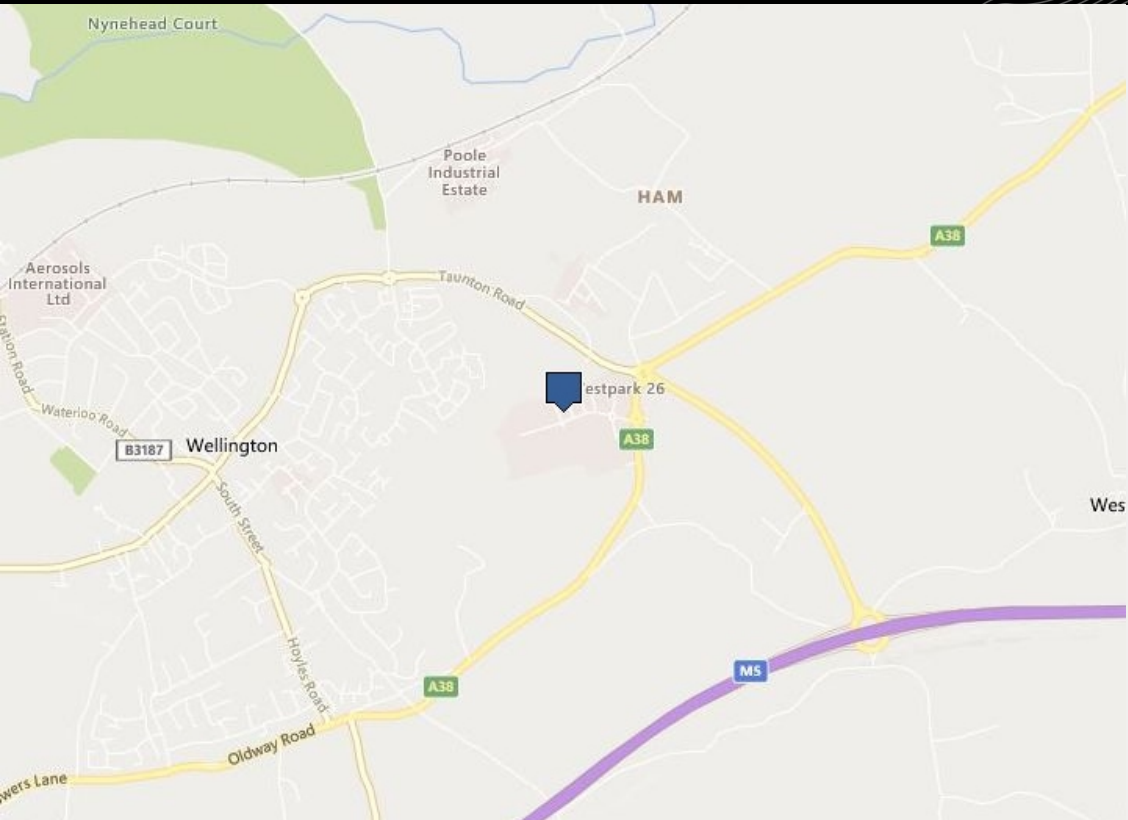
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**5.05 Acres**  
**(2.04 Hectares)**

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# Land On The Southwest Side Of Westpark, Westpark 26, Wellington TA21 9AD



## DESCRIPTION

Westpark 26 is a mixed-use business park, benefiting from facilities such as a Travelodge, petrol filling station, convenience store, Costa Coffee express, Subway and the Skylark pub.

The site itself is understood to be a greenfield site, roughly rectangular in shape with dimensions of approximately 150m by 115m. The topography is fairly flat with a slight slope towards the northwest.

## ACCOMMODATION

| Net Internal Areas | Acres | Hectares |
|--------------------|-------|----------|
| Total              | 5.05  | 2.04     |

## PLANNING

The site is part of the overall Westpark 26 employment site to the east of Wellington. It is shown in the Taunton Deane Borough Council Local Plan 2004 as having an employment allocation. Outline Planning Consent for this former agricultural land was granted in 2007, application ref. 43/2006/016.

The site itself was granted planning permission in 2014 for a 99,243 sq ft building to be used as a fish farm; application number 43/13/0162. This permission has subsequently lapsed.

## LOCATION

The site is located just over one mile from Junction 26 of the M5 motorway on Westpark 26. This established industrial/distribution park has excellent access to the main conurbations of the Southwest being 31 miles north of Exeter, 54 miles south of Bristol and 1.5 miles west of Wellington town centre.

## TERMS

The freehold interest of the site is available at a guiding price of £1.60 m

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

The site has been elected for VAT.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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