

FOR SALE

**COMMERCIAL LAND AT SHEET
ROAD KNOWN AS PHASE 1B
LUDLOW, SHROPSHIRE SY81FD**

Halls ¹⁸⁴⁵

COMMERCIAL



FOR SALE - COMMERCIAL LAND (AVAILABLE MID 2018)

- Rare opportunity to acquire serviced commercial land in the town of Ludlow
- Serviced plots available from 1.44 acres (0.583 hectares) to 2.88 acres (1.165 hectares)
- The land is located adjacent to the Ludlow Eco Park and will be next to the new proposed Western Power Depot

Prices: 1.44 acres - £395,000 (exclusive)
2.88 acres - £792,000 (exclusive)

FOR SALE

Commercial Land at Sheet Road known as Phase 1B Ludlow, Shropshire SY8 1FD

LOCATION

The land is situated on the south east edge of the town of Ludlow, just off the A49 trunk road (the main Shrewsbury to Hereford road).

The land is accessed off Sheet Road by way of a spinal access road that will run from the Ludlow Eco Park. This area of Ludlow has established itself as the premier commercial quarter serving the town of Ludlow, with surrounding occupiers being in office/commercial use and a variety of other trade counter uses.

Ludlow is an established market town and is the administrative centre serving South Shropshire. The town has all local amenities and benefits from being an established tourist centre.

The land is situated around 1 mile from Ludlow town centre and its approximate positioning is shown on the plan within these details.

Ludlow has a population of circa 11,000, and is located approximately 33.5 miles from Shrewsbury and approximately 25 miles from Hereford.

DESCRIPTION

The land provides the opportunity to acquire sites from 1.44 acres (0.583 hectares) to 2.88 acres (1.165 hectares) of serviced commercial land.

Further details are available upon request from the selling agents. The land will be levelled and benefit from mains service supplies ready for connection (subject to normal connection charges).

Infrastructure works will be undertaken by the owners of the site including the construction of an access road, levelling the site, and service connections.

Agreement to purchase the land is now being sought for delivery of the land in mid 2018.

ACCOMMODATION

(All measurements are approximate)

Total Site Area - 2.88 acres (1.165 hectares).

(Available as a whole or as two separate plots of 1.44 acres (0.583 hectares)

PLANNING

The land is available for general commercial/employment uses, falling within B1, B2 and B8 of the Town and Country Use Classes Order 1987.

The land may have potential for alternative uses. Prospective purchasers should make their own enquiries to the local planning authority.

TENURE

The land is offered for sale freehold with vacant possession.

PRICE

1.44 acres - £395,000 (exclusive)

2.88 acres - £792,000 (exclusive)

RATEABLE VALUE

Not applicable.

SERVICES

Prospective purchasers are advised to make their own enquiries.

It is understood that all mains services will be available for connection subject to the normal statutory connection charges.

Further details are available from the selling agents upon request.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to this transaction.

FINANCIAL ACT 1989

All prices are quoted exclusive of VAT. Any intending purchase should satisfy themselves independently as to VAT in respect of any transaction.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

Tel: 0345 678 9000

VIEWING

Strictly by prior arrangement with the sole agents. For more information or to arrange a viewing please contact:

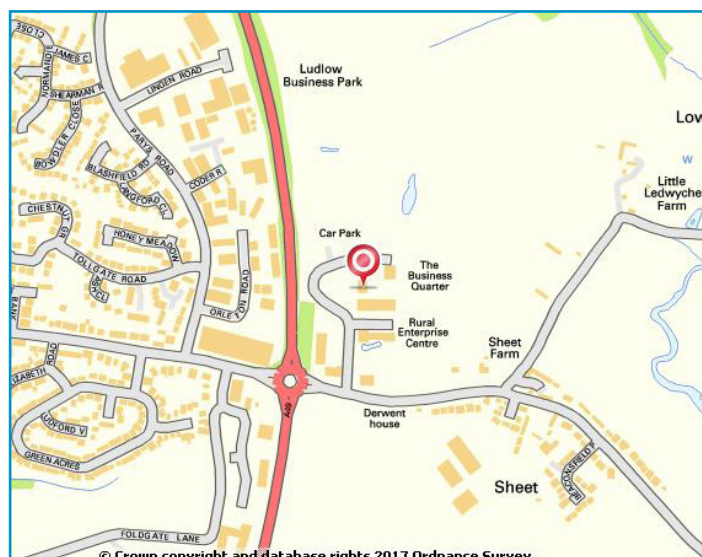
James Evans

E: james.evans@jhallsgb.com

Rebecca Welch

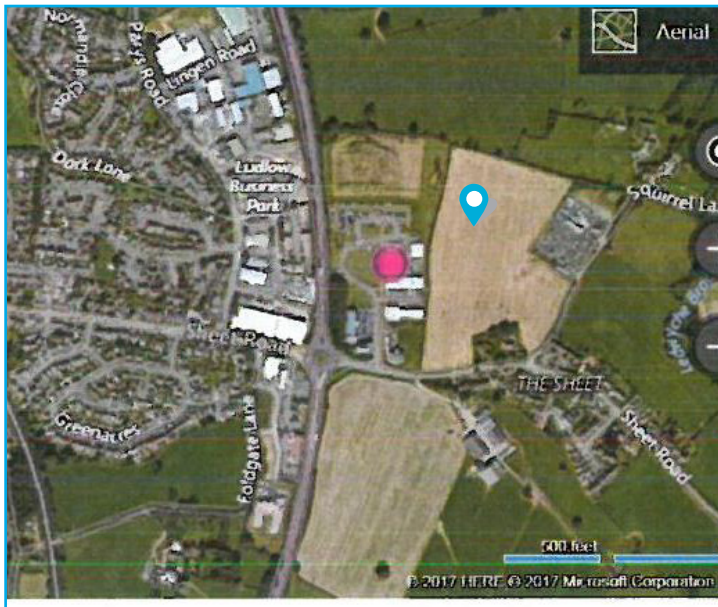
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01743 450 700



FOR SALE

**Commercial Land at Sheet Road known as Phase 1B
Ludlow, Shropshire SY8 1FD**



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