

FOR SALE BY INFORMAL TENDER



FOR SALE
SUBSTANTIAL COMMERCIAL DEVELOPMENT OPPORTUNITY

Located adjacent to the popular Ellesmere Business Park, with existing planning consent.

Price: Upon application

DESCRIPTION

The property comprises of approximately 16.4 acres of well located commercial/industrial development land, adjacent to Ellesmere Business Park, which is offered for sale by Informal Tender.

The site comprises of virgin agricultural land which is accessed directly off the estate spinal road serving Ellesmere Industrial Estate. The Land benefits from an existing planning consent for commercial use.

LOCATION

The land is situated on the North Western edge of the well known North Shropshire Lakeland town of Ellesmere.

The site is located adjacent to the popular Ellesmere Business Park, occupiers include Spunill Ltd, Lakeside Coaches Ltd and Oakdale Furniture Ltd.

8 miles from nearby Oswestry via the A495, 16 miles to Shrewsbury via the A525, and 24 miles to Chester via the A483.

The A5 is approximately 6 miles from the site offering access to the North, Wrexham and Chester and to the South, Shrewsbury, Telford and the West Midlands.

PLANNING

Prospective purchasers should make their own enquiries.

Outline Planning Permission was granted on 10th August 2012 for Renewal of outline Planning Permission (Ref NS/08/02135/OUT) for proposed extension to existing business park to provide serviced industrial site for B1, B2 and B8 uses including means of access.

(Application No: 12/01562/OUT.)

A copy of the Planning Permission is available at the agents offices, or is available to download via the Shropshire Council Planning Department website if required. www.shropshire.gov.uk

We would recommend that any interested parties confirm their proposed use and plans with the planning department at Shropshire Council.

SERVICES

Prospective purchasers should make their own enquiries.

We understand that mains, water, electricity, gas and drainage are all available on or near the site. (Subject to normal connection charges.)

VAT

It is understood that the sale of the land will not be subject to VAT, prospective purchasers should make their own enquiries.

TENURE

The land is of freehold tenure and vacant possession, to be given on completion of the purchase. The property is owned under property Title Number: SL200590

LEGAL COSTS

Each party to be responsible for their own legal cost in respect of this transaction.

FINANCIAL ACT 1989

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

VIEWING

James Evans

E: james.evans@halls.gb.com

Rebecca Welch

E: rebeccaw@halls.gb.com

Huw Bevan

E: huwb@halls.gb.com

01743 450 700



METHOD OF DISPOSAL

The property is offered for sale by Informal Tender with all offers being received at the offices of Halls Holdings Limited at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 11am on Friday 1st of December 2017 for the attention of James R Evans in a sealed envelope (If offers are served by email it is for the offerer to contact Halls to confirm receipt).

The Framework for any offer submitted should be as follows:

1. Offers that are to be made should indicate if they are subject to contract or subject to contract and survey or subject to planning.
2. All offers must be made on behalf of a named purchaser. We advise that they should be an uneven figure in order to avoid identical bids and should be in pound sterling.
3. No escalating bids will be considered and no offer should be made which is calculable by reference to another offer.
4. Proof of funding should be attached to the offer. Reference should be made specifically to any third party lending requirements.
5. Any offer should indicate if it is subject to any conditions except subject to contract.
6. The name and address of the solicitor acting on behalf of the bidder is to be supplied. The successful bidder will be expected to exchange contract within six weeks of the draft contract being issued with completion to be mutually agreed between all the parties.
7. All offers received will be submitted to the Vendor as soon as possible. Bidders will be notified on receipt of our client's instructions.
8. The vendors do not undertake to accept the highest or any offer that is received. Please note that the vendors reserve the right to renegotiate reopen negotiations with interested parties and accept an offer prior to the tender date.
9. The vendors are willing to give consideration to a Joint Venture or other proposals for the development of the whole property.
10. Any offers submitted that are subject to a planning condition should be accompanied by development plans illustrating the proposed development scheme.

FOR SALE

LAND ADJACENT

Ellesmere Business Park, Oswestry Road, Ellesmere, Shropshire SY12 0EW



ACCOMMODATION SCHEDULE

The property comprises of a Total Site Area of approximately 16.4 acres (6.64ha)



INTELLECTUAL INFORMATION

Information relating to the site is available from the vendors agents upone request.



James Evans

E: james.evans@halls.gb.com

Rebecca Welch

E: rebeccaw@halls.gb.com

Huw Bevan

E: huwb@halls.gb.com

01743 450 700

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this

regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.