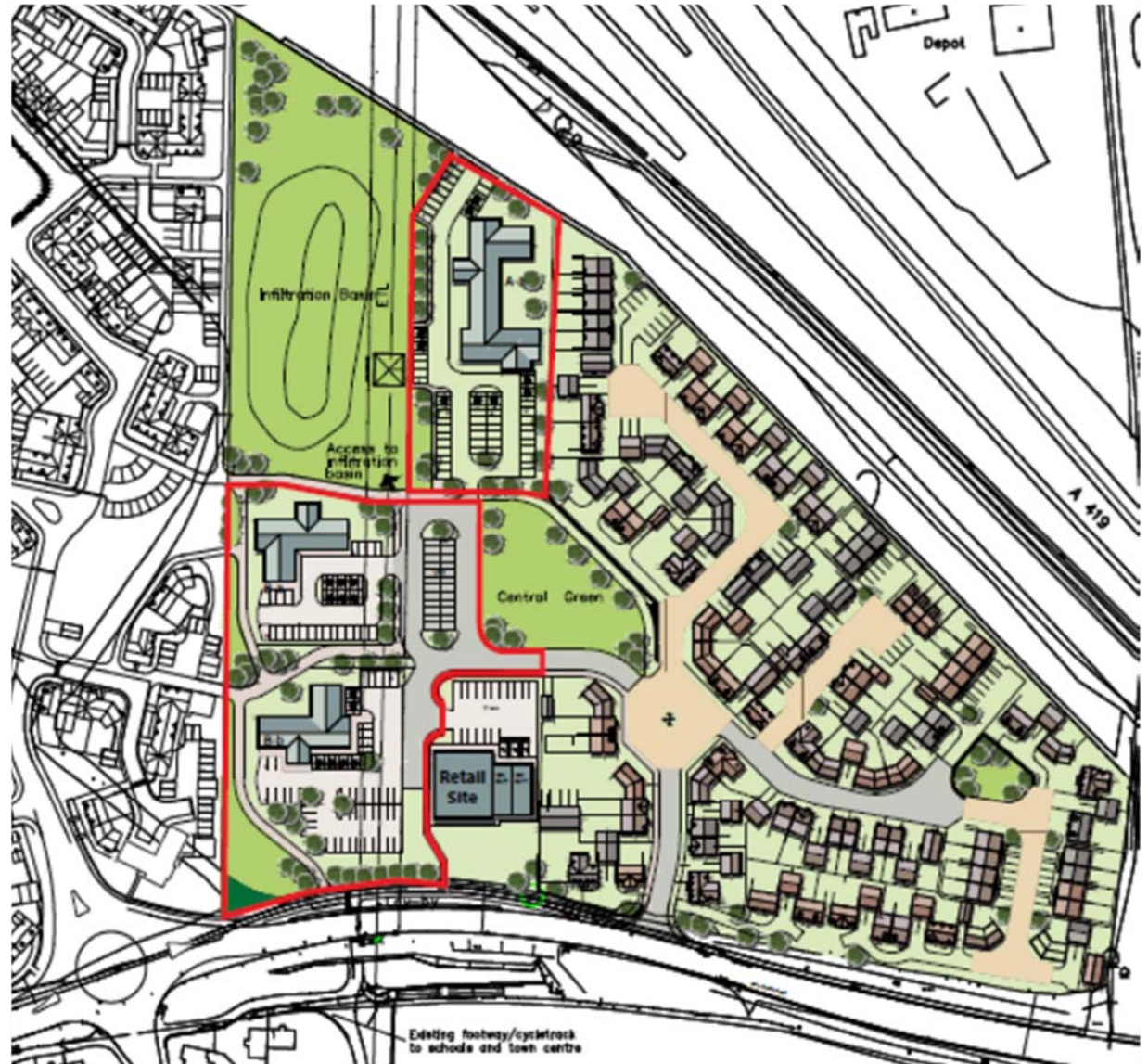


FOR SALE Preliminary Particulars

**Commercial Development Land
Kingshill
London Road
Cirencester
Gloucestershire**

**Commercial Development Land Totalling
Approximately 3.36 acres in Two Plots**

- Consented for B1 use
- Freehold land sale
- Adjoining 0.52 acres currently being promoted for retail use



Location

The site is located within the Kingshill Phase 2 development which is positioned approximately 1.5 miles north east of Cirencester town centre.

The site fronts London Road, and access to the plot will be through the new residential development.

Cirencester is an affluent Cotswold market town with a population of approximately 18,000. The town is located approximately 15 miles south of Cheltenham, approximately 19 miles south west of Gloucester, approximately 37 miles west of Oxford and approximately 40 miles north east of Bristol.

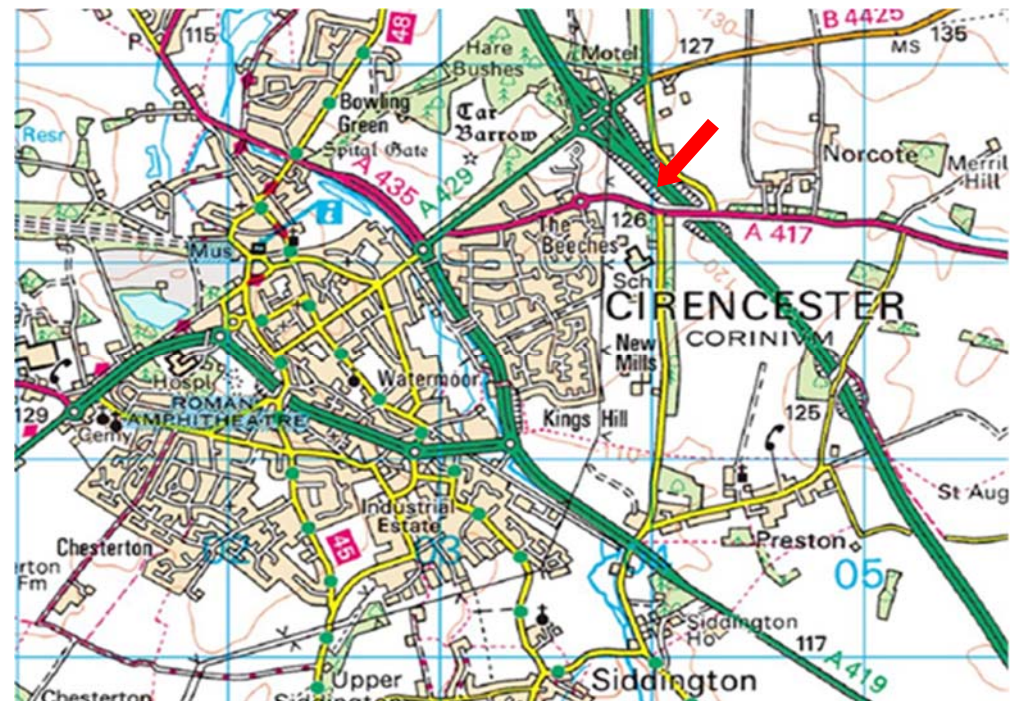
The land comprises two development plots totalling approximately 3.36 acres and constitutes the employment element of the Kingshill 2 scheme.

An adjoining plot of 0.52 acres is being promoted for retail development and which has a frontage to London Road.

In respect of the B1 land, the southern plot extends to approximately 2.30 acres and also has a frontage to London Road. The northern plot extends to approximately 1.06 acres.

Both are to share an access road with the retail site (to be constructed) and the access will be through the new Kingshill 2 residential development.

The B1 plots are separated by a public footpath and it is to be noted that overhead electricity power lines pass over the southern plot and alongside the northern plot, running in a north south direction.



Description and Opportunity

Planning

Retail uses within Class B1 are permitted.

We recommend interested parties make the necessary investigations with the local planning authority, Cotswold District Council.

Terms

Freehold with vacant possession on completion. The access road will be shared access with the adjoining site.

In respect of a land sale the purchaser will be expected to make a contribution to the infrastructure costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

For further information or to arrange an inspection
please contact the sole agents:

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**SUBJECT TO CONTRACT AND ALL COSTS ARE
EXCLUSIVE OF VAT**

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



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