



FOR SALE

**4.34 ACRES OF DEVELOPMENT LAND
GUIDE PRICE: £900,000**

Leominster Enterprise Park
Plot 7 Brunel Road, Leominster
Herefordshire, HR6 0LA

Carter Jonas

LOCATION

The property is located within Leominster Enterprise Park, adjoining established industrial development to the east and south. Excellent connectivity is provided via two existing access spurs: Arrow Close to the south and Brunel Road to the east. The site also benefits from close proximity to the A49 and A44, both of which are less than 0.8 miles away.

DESCRIPTION

Land for sale with potential for a variety of commercial uses – including light/general industrial, storage and distribution, automotive, offices, and trade counter (subject to planning). The site benefits from an established employment allocation within the Adopted Local Plan, supporting future development potential.

ACCOMMODATION

	Size
Acres	4.34
Hectares	1.74

Site area subject to survey.

PLANNING USE

Policy information available on request.

RIGHTS OF WAY

The property will be sold subject to and with the benefits of all rights, covenants, agreements and declarations affecting the property.

SERVICES

All mains services are understood to be available, subject to connection charges by the utility companies. The Buyers are to rely on their own investigations directly with the utility companies concerning the availability and capacity of such services that they may need.

TERMS

The property is offered for freehold sale, on an unconditional basis. Guide price £900,000 (£208,000 per acre).

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

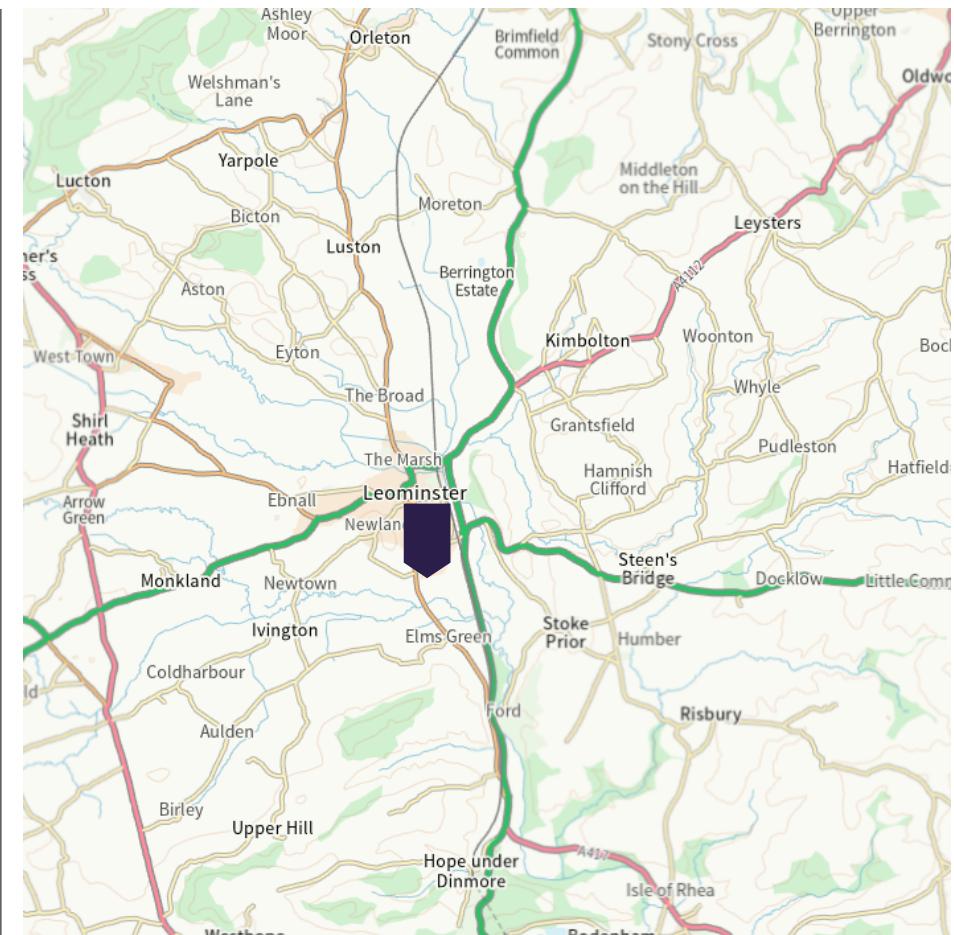
We understand that VAT is payable.

ANTI MONEY LAUNDERING

Anti-Money Laundering Regulations require Carter Jonas to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

VIEWING

Strictly by appointment with Sole Agents
Carter Jonas LLP



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