



Three Development Plots in Established Commercial Location

Capable of delivering buildings between 7,500 - 12,000 Sq Ft (696 - 1,115 Sq M)

- Excellent Transport Links, A52, A1 and A46 connections
- Planning Permission Granted for Employment Uses
- Suitable for Owner Occupiers & Developers
- Immediately Available

Three Development Plots in Established Commerical Location

Capable of delivering buildings between 7,500 - 12,000 Sq Ft (696 - 1,115 Sq M)

Location

Bottesford is a key centre in the well recognised Vale of Belvoir. Sitting adjacent to the A52 - 15 miles east of Nottingham, 13 miles north of Melton Mowbray, and 7 miles west of Grantham, close to the cross county borders of Leicestershire, Nottinghamshire and Lincolnshire. The A1 is 5.5 miles (12 minutes) drive to the East.

Barbrey Business Park is a thriving commercial destination within the Vale of Belvoir. Unlike a traditional industrial estate, the park benefits from a diverse mix of traditional occupiers and amenities including a café, gym, car wash and a new padel centre currently under construction.

Description

A rare opportunity to acquire development plots at the established Barbrey Business Park, Bottesford.

The plots benefit from granted planning permission for industrial units and represent the final phase of development at the business park.

The approved units provide:

- * Approx. 4.9m internal eaves height
- * Level access loading
- * Allocated parking and servicing areas
- * Planning permission in place
- * Available immediately

**Planning Information - Melton Borough Council **

* Plot 1 & Plot 2 - Planning Application Ref: 25/01154/FUL

* Plot 3 - Planning Application Ref: TBC

Accommodation (Expected GEA)

DESCRIPTION	SQ FT	SQ M
Plot 1	7,500	696.75
Plot 2	7,500	696.75
Plot 3	12,000	1,114.8

Pricing

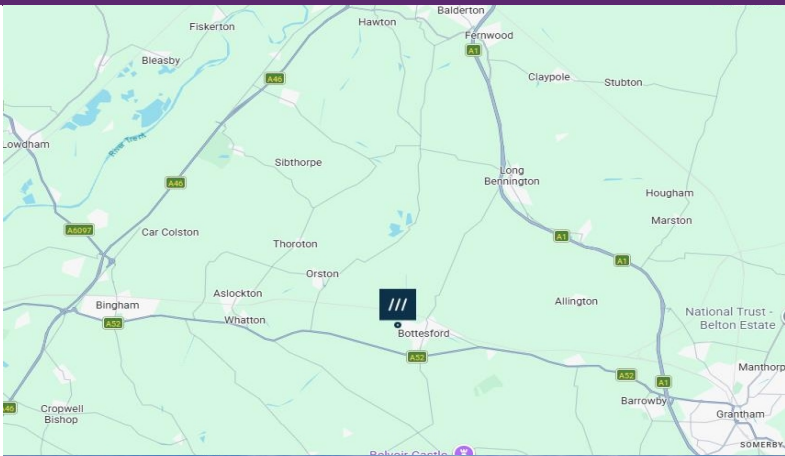
The plots are available on a long leasehold basis.

Plots 1 & 2: Quoting £250,000 each.

Plot 3: Quoting £300,000.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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