



Longforth Farm, Taunton Road, Wellington TA21 9HG

FOR SALE

Area: 25.00 acres | Price:

LOCATION:

Longforth Farm comprises a new urban extension to the north east of Wellington. The employment land is at the eastern side of the scheme to the immediate north of the B3187 Taunton Road. The land is located approximately 2 miles from junction 26 of the M5 motorway and approximately . mile from Wellington town centre.

Wellington has a population of approximately 12,000 and a thriving business community with established business parks to the east including Chelston Business Park, West Park 26 and Foxmore Business Park. The County town of Taunton is located approximately 8 miles to the east.

KEY FEATURES:

- Approx. 25 acres of development land
- Suitable for employment/industrial
- Easy access western side of Wellington

Longforth Farm, Taunton Road, Wellington TA21 9HG

DESCRIPTION:

This employment site comprises generally level greenfield land extending to approximately 25 acres.

Allocated within Taunton Deane Borough Council Core Strategy for general industrial (B2) storage and distribution (B8) use.

PLANNING:

The site is allocated under Policy SS3 of the Taunton Deane Borough Council Published Plan Core Strategy 2011 to 2028. The land is designated as employment land for general industrial (B2) and storage and distribution (B8). Prospective purchasers should make their own enquiries with the Planning Authority in relation to their specific requirements.

TENURE:

VAT:

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

CONTACT:



Chesters Harcourt
01935 415454
info@chestersharcourt.com



Chesters Harcourt Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents 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 any 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) Chesters Harcourt Ltd 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 Chesters Harcourt Ltd 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 to ensure it is permitted.