

for sale

DEVELOPMENT LAND

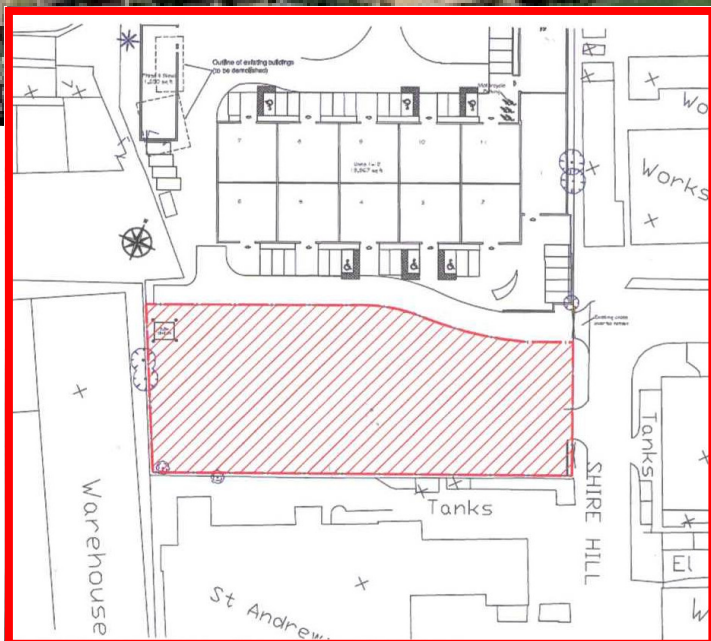
01799 521761



- Commercial Development land for sale
- Rare freehold opportunity
- Self contained site
- Suitable for a range of commercial uses
- Potential for up to 16,000 sq ft of development

**Shire Hill Industrial Estate
Saffron Walden
Essex CB11 3AX**

**Freehold vacant possession
Guide price £240,000 excl**



COMMERCIAL

Description

The site is situated on the Shire Hill Industrial Estate, off Thaxted Road, within around ½ mile of the town centre. The area of the site is contained and benefits from double gated access off Shire Hill, the main road through the estate. The site is surrounded by a number of industrial and office properties. We believe there is the potential to accommodate up to around 16,000 sq.ft (1,486 sq.m.) of commercial development. The site is currently undeveloped.

Accommodation

The site has been measured from Promap Ordnance Survey with an approximate area of 0.63 acres (0.25 ha).

Planning

The site benefits from planning permission for 4 commercial units(B1, B2 & B8 uses). (ref: UTT/0693/07/FUL). We consider the site may have potential for alternative commercial uses, subject to any necessary planning consent. Interested parties are advised to make their own investigations to Uttlesford District Council (01799 10676).

Terms

The property is available on a freehold basis with vacant possession at a guide price of £240,000 exclusive.

Alternatively, freehold or leasehold design and build opportunities would be considered by the developer owners of the site.

Viewing and further information Strictly through the joint agents:

Snow Walker Associates (01799 521761)
or email brien@snow-walker.co.uk

Cheffins (01223 213666)
or email phillip.woolner@cheffins.co.uk

Note

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