

Lot 26

Vacant Possession

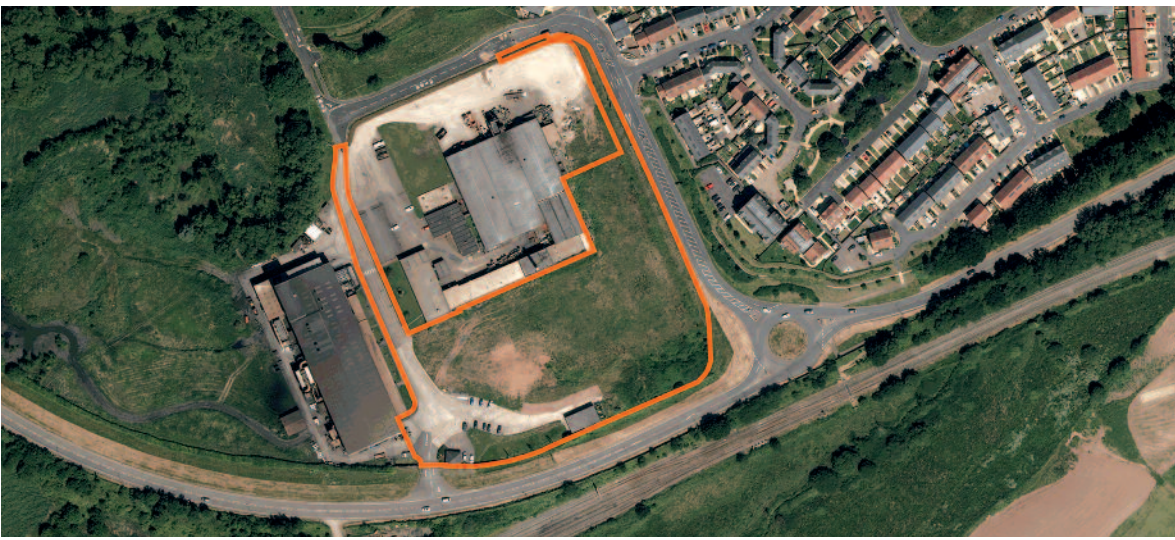
4.4 Acre Site, Lydney Park Boulevard, Lydney, Gloucestershire GL15 5PX

Freehold Development Opportunity



Lot 26

Vacant Possession



Key Details

- Large site area of approximately 4.43 Acres (1.79 Hectares)
- Residential/commercial development opportunity (subject to consents)
- Site adjoins the extensive redundant and vacant JD Norman Industrial plant
- Prominent location at the junction of Lydney Park Boulevard & A48

On behalf of Administrators **moorfields**

Location

Miles: 23 miles south-west of Gloucester
27 miles north of Bristol
28 miles north-east of Newport

Roads: A48, M48 (Junction 2)

Rail: Lydney Rail Station

Air: Bristol Airport

Situation

Lydney is a town in Gloucestershire, 27 miles north of Bristol. The property is situated adjacent to the A48 to the south of Lydney town centre, providing convenient access to Gloucester, Chepstow and the M4 to the south-west. The Severn Bridge toll has now been removed, improving connectivity to economic centres such as Bristol.

The site adjoins the extensive redundant and vacant JD Norman Industrial plant extending to some 16.33 Acres (6.60 hectares). Nearby commercial occupiers include the head office of Mabey Bridges, Woodford Engineering and Simpson Motorsport. Immediately to the east of the site is a completed residential development of 200 homes completed by Kier which in turn adjoins a development of 347 homes which is underway by Persimmon a total of 547 homes with key infrastructure already in place.

Description

The property comprises a broadly level and regular site of approximately 4.43 Acres (1.79 Hectares). Whilst the majority of the site is cleared, there is a small substation, some hard standing areas and includes the access road. The site benefits from potential residential, retail and other commercial development opportunities (subject to consents).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

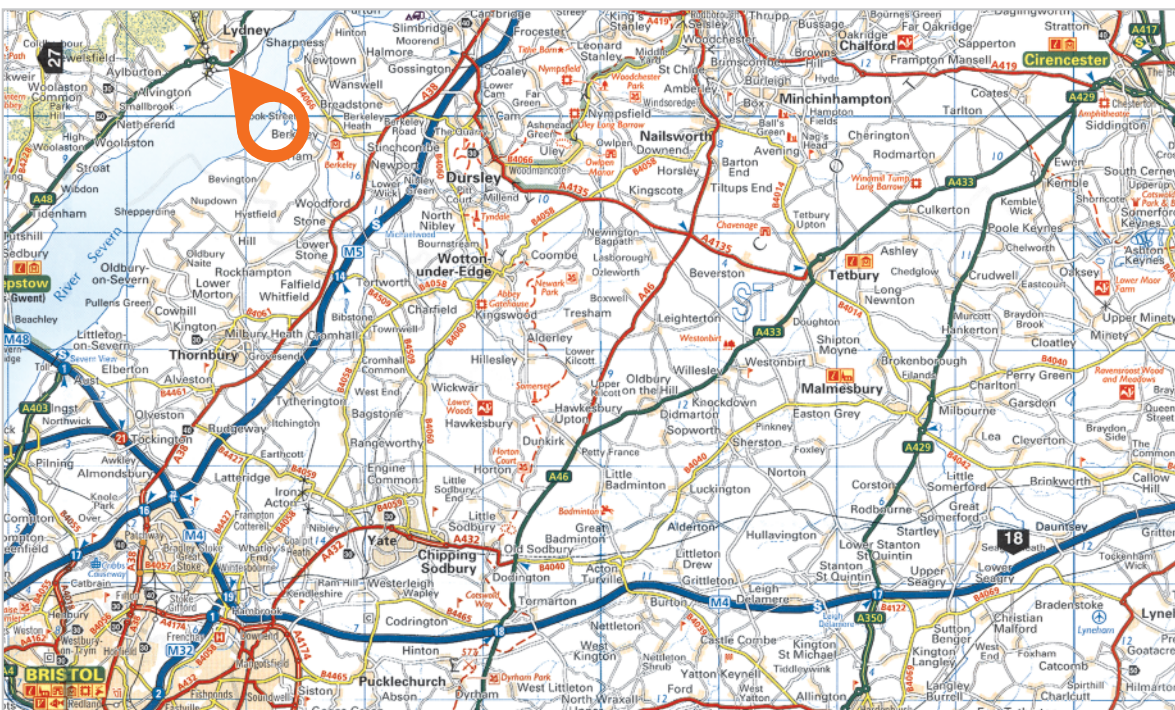
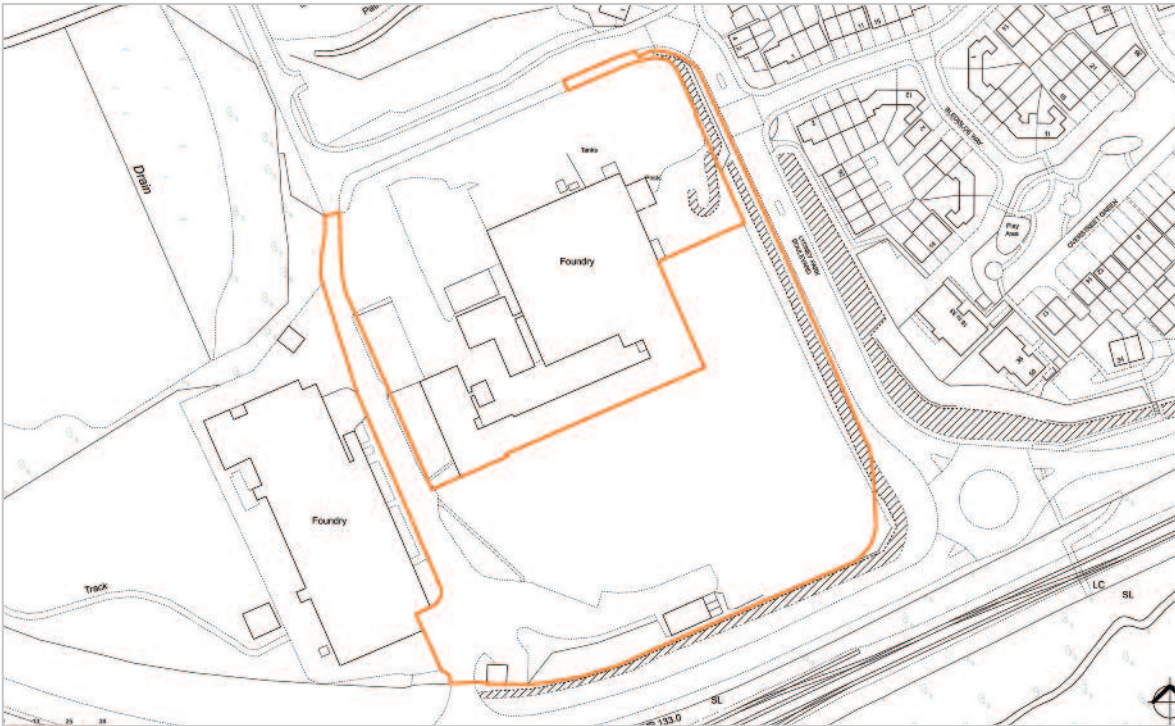
Four Week Completion

Planning

Further information on this site and the surrounding developments can be found at publicaccess.fdean.gov.uk

Note

This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)207 034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors:
CMS Cameron McKenna Nabarro Olswang LLP
Richard Curtis
+44 (0)20 7367 2080
Richard.Curtis@cms-cmo.com

Jay Whiting
+44 (0)207 367 2080
Jay.Whiting@cms-cmo.com