

# COALVILLE

Land Off Cartwright Way,  
Bardon Hill, Coalville, LE67  
1UB



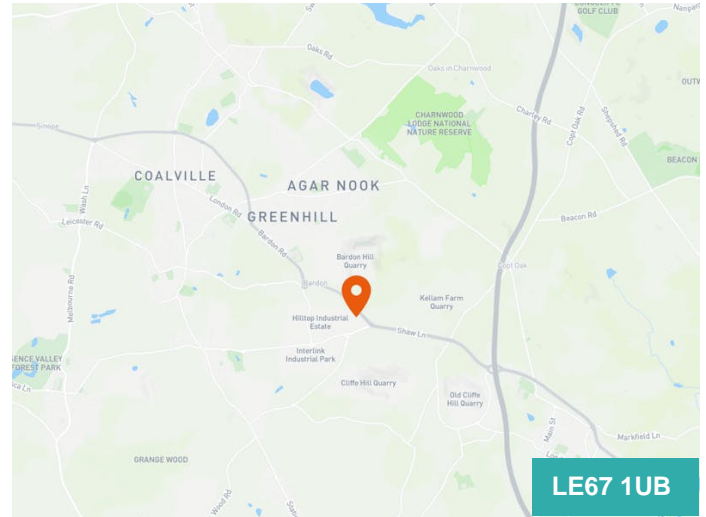
## DEVELOPMENT LAND TO LET / FOR SALE

### 2.79 ACRES

- Freehold /Leasehold Tenure
- Allocated for employment generating uses
- Accessed via a single carriageway

**2.79 Acre employment site located on South East fringe of  
Coalville, Leicestershire**

**vailwilliams.com**



## Summary

<b>Available Size</b>	2.79 Acres
<b>Rent</b>	Rent on application
<b>Price</b>	Price on application
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - No building present

## Description

This site is offered on a freehold and leasehold basis. Extending to 2.79 acres, and is currently overgrown with vegetation, undeveloped and offered with vacant possession. The site is allocated for employment generating uses.

Due to excessive overgrowth of vegetation, we are unable to confirm the surface of the parcel, although we assume it is rough concrete scalping's. The land is undeveloped and slopes down towards the northern boundary, delineated by hedgerows and some larger trees. The entrance to the site is off Cartwright Way with Bardon Road running parallel along the adjacent perimeter.

A public footpath runs alongside the northern boundary. All proposals will need to consider Biodiversity Net Gain and National Forest planting.

## Location

This site is located to the South East of Coalville, with access to the A511 just 2 miles from junction 22 of the M1. It is 3 miles from Coalville town centre. The surrounding location consists of Bardon Hill and the site is located within Bardon Business Park, off Cartwright Way.

An existing bell mouth provides access via a single carriage way.

## Viewings

Viewings strictly via appointment only with Sole Agents Vail Williams.

## Terms

This site is offered on a freehold and leasehold basis.

## Legal Fees

Each party to be responsible for their own legal fees.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



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