



Lufton 2000 • YEOVIL • Somerset • BA22 8QR 01935 424251

Serviced Plots / Design & Build Units

Freehold or Leasehold up to 4 Acres Buildings from 2,300 to 25,000sq ft Suitable for a range of business uses

AVAILABLE NOW



Background to Yeovil

Yeovil is a thriving and diverse town located on the Dorset/Somerset border. Like most of the significant economic centres in the South-West Yeovil and surrounds provide an enviable lifestyle, combined with less congestion and with quick access to motorway and national trunk routes Yeovil provides the best of both worlds to businesses. Yeovil is currently home to Leonardo's, HQ to Screwfix and Silverline. Yeovil's strong economic growth looks set to benefit from its continued expansion of both residential and commercial development as well as it's identification for the strategic centre for growth in South Somerset (South Somerset Local Plan 2006-2028).

Land Owners

South Somerset District Council and Abbey Manor Developments Ltd offer this land on a joint disposal basis. Further information regarding these two organisations can be found on their respective web pages:-

 $www.south \textbf{somerset}.gov.uk \ \textbf{or} \ www.abbey \textbf{manor}.com$

Design and build schemes

For more information please contact **Austin Squibbs** at **Abbey Manor Group** on **Tel:** 01935 424 251



Yeovil is the regional **Commercial Centre for**

South Somerset and **North West Dorset**. Located midway between the Somerset and Dorset coastlines to strategically located on the A303 between London, Exeter and Taunton

FREEHOLD or LEASEHOLD NEW BUILD AVAILABLE

Serviced Plots / Design and Build - B1, B2 & B8 to occupiers specification

Phase I & II One plot remaining

Phase III

Infrastructure complete – Serviced land currently available

Description

Lufton 2000 Phase III is a continuation of the highly successful Lufton Business Park, which is being developed by Abbey Manor Developments Ltd & SSDC. The park comprises a multitude of occupiers including **Silverline**Tools & FGP. The remaining plots in Phase III are currently greenfield sites that are available on a plot by plot basis for a freehold land sale. The developers are also able to offer a design and build facility in order to create units that meet individual occupier's requirements on either a freehold or leasehold basis subject to planning. Sites from 0.5 up to 4 acres are available.

Price

The land is available to purchase and prices are available on application. Alternatively the developers are happy to meet with potential occupiers to dicuss their individual requirements with a view to providing indicative drawings and pricing for rental or freehold development.

Planning

The site has planning consent for B1, B2 and B8 purposes and would therefore suit either office or industrial developments. Trade counter uses and other sui generis uses may be permitted subject to planning.

Tenure

The site is offered on a number of bases namely direct freehold sales of serviced sites, design and build packages with freehold land or a variety of leasehold arrangements subject to individual requirements. The main objective of this development is to offer occupiers a flexible development package which is tailored to suit their needs.

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Distance 40 Miles,
Drive Time 1hr 15 mins
Train Time 1hr 47 mins
Drive to Airport 1hr 00 mins

EXETER

 Distance
 50 Miles

 Drive Time
 1hr 20 mins

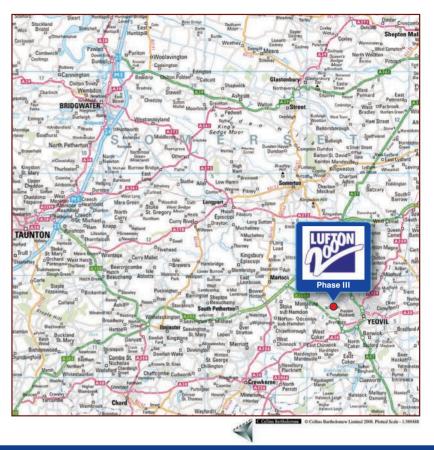
 Train Time
 52 mins

 Drive to Airport
 1hr 15 mins

LONDON

Distance 130 Miles
Drive Time 2hr 45 mins
Train Time 2hr 29 mins
Drive to Airport 2hr 30 mins













MISREPRESENTATION CLAUSE

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A development by:



Abbey Manor Group

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Contact: Economic Development

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Site agents:



Chesterton Humberts
Contact: David Foot

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Email: david.foot@chestertonhumberts.com



Alder King

Contact: Andrew Maynard
Telephone: 01823 444 879

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VAT - The property is elected for VAT therefore all sales and leases will attract VAT.