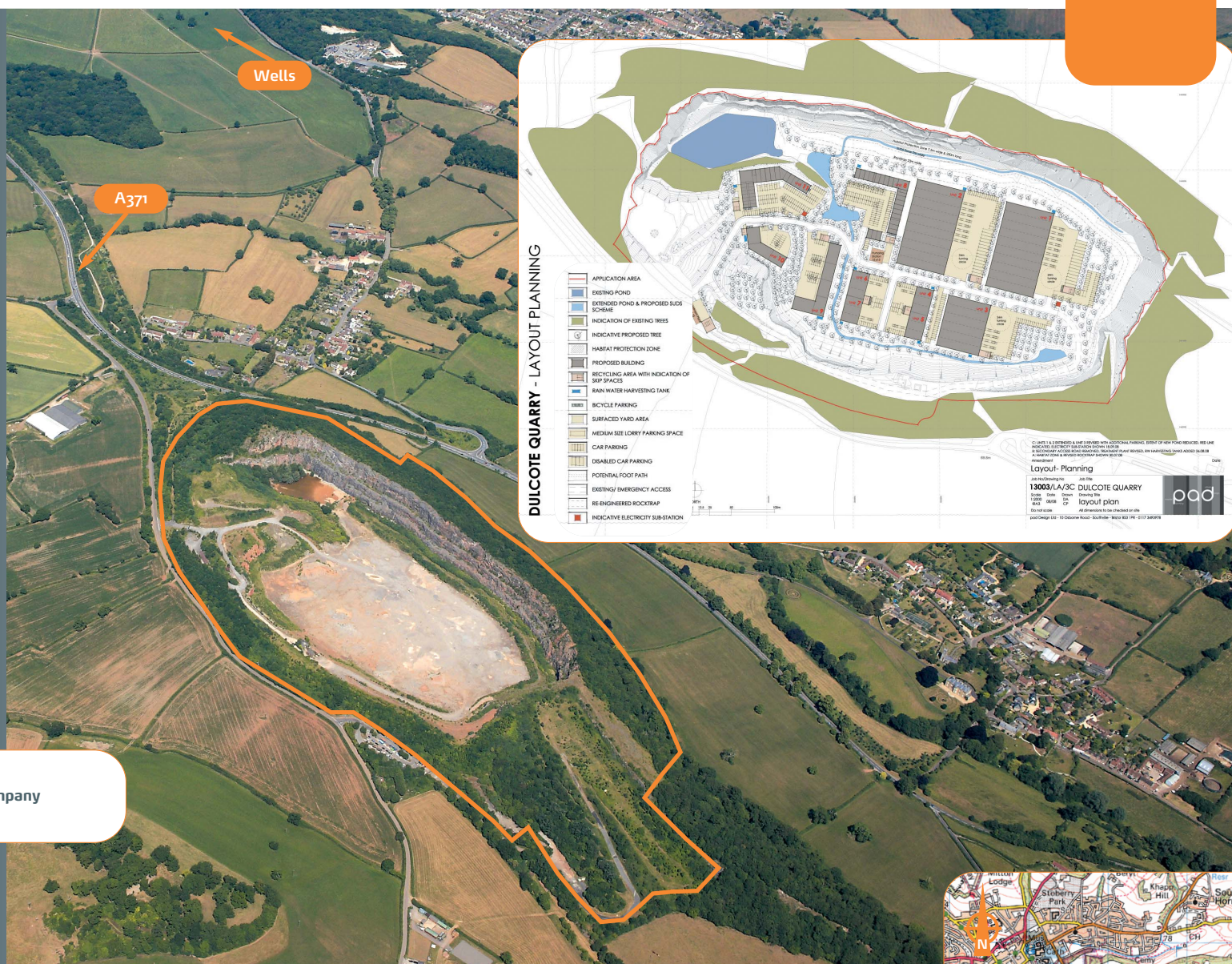


Former Foster Yeoman Quarry, Dulcote Wells, Somerset BA5 3PY

lot 71

Rare Freehold Development Opportunity

- Outline planning consent granted for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) development
- Total site area of approximately 80 acres (32.38 hectares)
- Net developable area of approximately 18 acres (7.3 hectares)
- Suitable for a variety of uses (subject to consents)
- Six Week Completion Period Available



On behalf of a Major Property Company

Location

Miles: 1.5 miles south-east of Wells
4 miles west of Shepton Mallet
22.5 miles south-west of Bath
22 miles south of Bristol

Roads: A371, M5, A37
Rail: Castle Cary Railway Station
Air: Bristol International Airport

Situation

The site forms part of the former Foster Yeoman Quarry on the edge of Dulcote Hill, south of the historic cathedral city of Wells and is accessible from the A371.

Description

The site comprises a redundant limestone quarry with surrounding woodland of approximately 80 acres (32.38 hectares). Within the quarry, there is a net developable area of approximately 18 acres (7.3 hectares) of levelled land. (Please see area shaded orange on identification plan). There are a number of semi-derelict buildings on site including the foundry, an empty sub-station, office/weighbridge and toilet block.

For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk
Martin Szamfeber
Tel: +44 (0)20 7034 4858.
Email: martin.szamfeber@acuitus.co.uk
www.acuitus.co.uk

Viewing:

There will be 2 block viewing dates. Please register with the Auctioneers if you would like to view.

Solicitors:

Jones Day
21 Tudor Street, London EC4Y 0DJ.
Tel: +44 (0)20 7039 5415.
Email: lfendick@jonesday.com
Ref: Lauren Fendick.

Agreement

The foundry, known as The Old Power House Building, has been let to an individual for 2 years from 13th September 2010 at a rent of £20 per week. The tenant does not benefit from a right to renew the lease.

Planning

Outline Planning Consent was granted on 6th August 2010 for a period of 5 years for construction of up to 24,751 sq m (266,426 sq ft) of Use Classes B1/B2/B8 development. The site may be suitable for a variety of alternative uses, subject to planning consents. A copy of the planning consent granted is available from the quarry's website and legal pack.
www.developmentlandssouthwest.co.uk

Mendip District Council
Cannard Grave Road, Shepton Mallet, Somerset BA4 5BT
Website: <http://www.mendip.gov.uk>
Email: customerservices@mendip.gov.uk
Telephone: 01749 648999

Tenure

Freehold.

VAT

VAT is applicable to this lot.



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.