



## Chesterton Yard Estate, Banbury Road, Gaydon, CV35 0AF

OPEN STORAGE LAND APPROX 1.3 ACRES

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	1.30 Acres / 0.53 Hectares
<b>Price</b>	Offers in excess of £600,000
<b>EPC Rating</b>	EPC exempt - No building present

### Key Points

- Planning Consent for Open Storage
- Freehold
- Main arterial road location between Warwick and Banbury
- M40 (J12) circa 2 miles

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## Location

The site is located to the rear of Chesterton Estate Yard which is on the Banbury Road (B4100). Chesterton Estate Yard is approximately 2 miles from the M40 (J12). The M40 provides excellent access to the greater motorway network.

Chesterton Estate is an established commercial estate including an agricultural ground works compound with office and workshop, further warehouse and open storage land.

## Description

This site to the rear of Chesterton Yard, which has been granted planning consent for open storage use, is outlined red on the image.

The site itself extends to approximately 1.3 acres and will be accessed directly from the B4100 via a proposed separate access road to the western side of Chesterton Yard.

There is water and power available to the site.

## Planning

Consent granted for open storage. Planning Reference No: 23/01016/FUL

## Price

Offers in excess of £600,000 for the freehold interest.

## VAT

VAT will be payable if applicable.

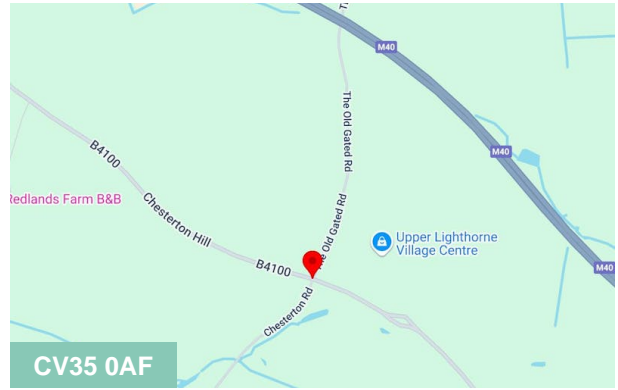
## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

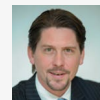
## Anti Money Laundering Regulations

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed. Information required with include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the purchaser.



## Viewing & Further Information



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