

GUIDE PRICE
£450-£475,000

BIDDING DEPOSIT
£6,000

DIGITAL AUCTION DATE
29th July 2021



Chowle Farm Industrial Estate, Faringdon, Oxfordshire SN7 7SR

Freehold business park investment with future development potential
(subject to consents)

Bid1.

Property Summary

- Freehold business park investment
- Approximately 1.08 hectares (2.67 acres)
- Prominent main road frontage
- Future development potential (subject to consents)
- Asset management opportunities
- Produces c.£45,000 per annum when fully occupied
- **Currently producing £25,200 per annum (part vacant)**

Location

Great Coxwell is a village lying about 2 miles south west of Faringdon, 10 miles north east of Swindon and 20 miles south west of Oxford. It is accessed via the A420, which is the main road linking Swindon and Oxford and which provides access via the A419 junction 15 of the M4 motorway. Swindon railway station provides national and regional rail services including regular direct rail services to London Paddington with a journey time of approximately one hour.

The property commands a prominent position on the west side of Faringdon Road (A420) about one mile south of Great Coxwell in a mainly rural location.

Description

The property comprises a roughly rectangular shaped site totalling approximately 1.08 hectares (2.67 acres). The site contains a number of single storey industrial/workshop units totalling approximately 1,364.09 sq m (14,683 sq ft). The remainder of the site provides a mix of open storage, some of which is used for lorry parking.

The main aerial image is a library image for identification purposes only and may show some buildings that no longer exist and may not show the exact boundaries.

VAT

Please refer to the legal pack

EPC

Please refer to the legal pack



Tenure

Freehold

Planning

The property formed part of a previous planning application that received a recommendation to grant outline planning permission for residential development, subject to conditions and securing financial contributions with a S106 agreement (planning reference: P16/V0727/O). Prospective purchasers are advised to make their own enquiries of the local planning authority.

Local Authority

Vale of White Horse District Council
01235 422600
www.whitehorsedc.gov.uk

Address	Accommodation	Tenancy	Rent per annum
Chowle Farm Industrial Estate	Various industrial buildings - 1,364.09 sq m (14,683 sq ft) Site area - 1.08 hectares (2.67 acres)	Various licenses (1)	£25,200 (2)

(1) For a full copy of the occupancy schedule and a breakdown of the unit sizes please refer to the legal pack

(2) Part vacant so there are opportunities to increase the income by letting the vacant units

The auctioneers have not measured the property. All areas have been provided by the vendor.

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