



### Ashwell Business Units, Oakham LE15 7QJ

A 2 acre business park with  
existing buildings and potential  
for development

Offers over £600,000 Freehold

Unconditional Bids only

- 4 Workshop units: circa 2,500 Sq ft total
- Office Building (7 Units) with facilities: circa 2,700 Sq ft
- Semi Detached House and gardens of circa 0.17 acre
- Car Park with compacted surface and central Woodland
- 2 miles North of Oakham
- 2 Units currently occupied



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## Summary

Size - 2 Acres

Price £600,000 Unconditional Bids Only

Legal Fees - Both parties will be responsible for their own fees.

Ingoing Party will Contribute £2,000 + VAT to the Vendors Fees

VAT - No VAT on the purchase price

EPC - Office Property graded as E-E (112-122) Workshops Exempt -

Industrial unit with little or No demand for heating.

## Description

Occupying 2 acres of mainly brownfield land, Ashwell Business Park has a range of workshops, a single storey office building and a semi detached house, currently used as office/welfare. The remainder of the land is part car park and part woodland with potential for development.

The land lies alongside the Langham Brook which caused some flooding and development will need to take account when setting new floor levels. The site lies within Flood Zone 3 although some areas are flood zone 1 or 2. 2 of the 4 Industrial Workshops are currently tenanted with tenants "holding over" and new leases can be agreed if required. The single storey Office/storage hub is unoccupied. The Semi Detached former house is vacant.

Drainage is currently to a septic tank which also serves the adjoining roadside semi detached house and the septic tank is within the site boundary being sold. To the South, the land adjoins land owned and occupied by Rutland County Council's Highways department, to the West is the Oakham Road and to the North and East are agricultural fields.

### Location

Situated 2 miles North of Oakham Town centre in Rutland the Ashwell Business Park is between the Oakham Enterprise Park and Ashwell Garden Centre on the Oakham Road leading North. The A1 to the North and South can be accessed at Greetham 7.5 miles to the North East and the M1/M69 at Leicester is around 30 miles to the West.

### Terms

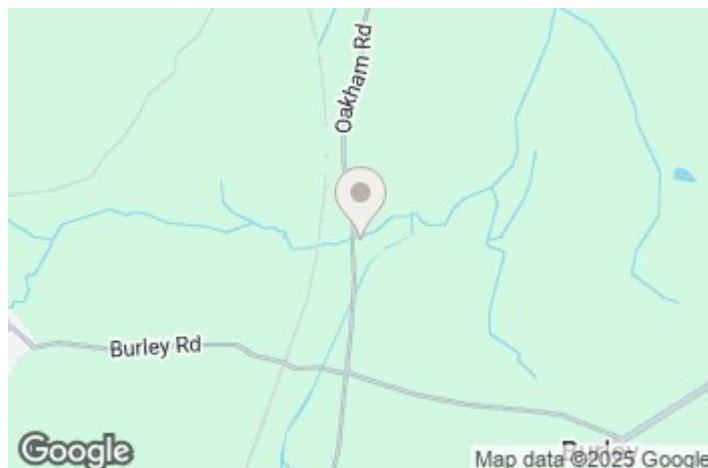
Offers are invited on an unconditional basis for the freehold of the land and buildings. An overage agreement will be required for any change of use for residential development, the final terms for which will need to be agreed. Offers in excess of £600,000 supported by proof of funds will be considered and any offer will require Council Committee approval prior to Solicitors being instructed. Purchasers will be required to provide an undertaking for £2,000 + VAT towards the Vendors legal fees, payable whether the transaction completes or not.

### Services

Mains Electricity and Water are connected to the site. Drainage is to an onsite septic tank. Gas is not connected to the site but is believed to be in the Oakham Road

### Legal Fees

Each party to bear their own costs. Ingoing Party will Contribute £2,000 + VAT to the Vendors Fees



## Viewing and Further Information

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