



# 0 Bedroom Land located in Standlake

We are pleased to present an exceptional land purchase opportunity located at Lakeside Industrial Park, Cotswold Dene, Standlake, Oxfordshire, OX29 7PL. This expansive plot spans an impressive 522,720 square feet, offering a total of 7.9 acres of commercial land alongside 4 acres of agricultural land.

Recently, planning permission was granted in late 2023 for the construction of five industrial units, complete with associated parking, service areas, and an access road. This development potential makes the site particularly attractive for investors and businesses looking to establish a presence in a thriving commercial area. The land is currently surrounded by existing commercial units, enhancing its appeal and accessibility.

For those considering development, it is important to note that the estimated cost for labour and machinery to clear the site, excluding disposal costs, is approximately £1.3 million. This investment could pave the way for a lucrative venture in a region known for its growth and opportunity.

Situated in the picturesque Cotswolds, this land not only offers a strategic location for industrial development but also the charm and beauty of the surrounding countryside. With its proximity to key transport links and local amenities, this site is poised to attract a variety of businesses.

In summary, this is a rare opportunity to acquire a substantial piece of land with planning permission in a desirable location. Whether you are an investor or a business owner, this property presents a promising prospect for future growth and success.



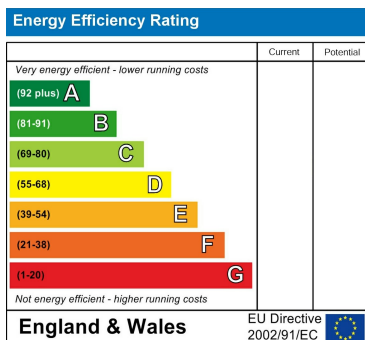
## Proposed Site Plan For Pre App



Council Tax Band

Exempt

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.