



## Employment Development Land, The Wern

Lechlade, GL7 3FF

**A PLOT OF APPROXIMATELY  
1.17 HECTARES (2.9 ACRES)  
ALLOCATED EMPLOYMENT  
DEVELOPMENT**

**3 Acres**

(1.21 Hectares)

- COMMERCIAL DEVELOPMENT LAND
- ACCESS TO THE A417
- RANGE OF EXISTING FARM BUILDINGS
- ALLOCATED IN THE LOCAL PLAN
- OFFERS INVITED

# Employment Development Land, The Wern

Lechlade, GL7 3FF



## Summary

Available Size	3 Acres / 1.21 Hectares
Price	£600,000.00 Plus VAT
EPC	EPC exempt - No building present

## Location

Lechlade is well located in South Gloucestershire on the A417.

Swindon is circa. 12 miles North via the A361. Cirencester is circa. 13 miles to the West via the A417.

The employment land is allocated off The Wern which has direct access onto the A417 to the north of Lechlade. Please see the attached plan.

## ///what3words

<https://what3words.com/opens.punters.triads>

## Description

The site comprises a plot of approximately 1.17 hectares (2.9 acres) and has been allocated in the Cotswold local plan for allocated employment development for B1 class use. Allocation LEC-E1.

The site provides a level area of land with a range of redundant farm buildings at present. Please note the purchasers would be responsible for creating an access road and servicing the plot.

## Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these Regulations once terms have been agreed.

## Viewings

Viewing and further information is strictly by prior appointment through the agent.



### Paul Whitmarsh MRICS

01793 544832 | 07880 728181  
paul@whitmarshlockhart.com

