

# FOR SALE

10.17 Acres with Industrial

The Old Gravel Pits, Fosseway, Bourton on the Water, GL54 2EY



- Freehold available
- 8,788 Sq. Ft Office & Workshop
- 10.17 Acres
- Offers Invited

For Sale | Code 5057

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## Location

The property is located on the north side of Bourton-on-the-Water and benefits from direct access on to the A429. Bourton-on-the-Water is located in the heart of the Cotswolds, with Cheltenham, Cirencester and Oxford within easy driving distance via the A40 or A429.

The location is on a private, former quarry site in a rural location. Neighbouring occupiers include Bence Building Suppliers and the nearby Bourton Industrial Estate is home to a number of occupiers including Travis Perkins and Wolseley.

The properties location off the Fosseway provides strong transport links to the A429, A40 and M5 roadway networks.

## Description

The site comprises a substantial commercial yard and storage facility extending to over 10 acres, offering a rare opportunity to occupy a well-established and secure industrial site in a strategic location.

The property benefits from a newly constructed industrial unit extending to approximately 5,000 sq ft (464.5 sqm), together with existing two-storey premises providing ancillary office and welfare accommodation. In addition, the site includes an existing Nissen hut, offering further storage, workshop or operational space.

The extensive yard areas provide flexible open storage and operational land suitable for a variety of

industrial, logistics, contractor, plant, vehicle and storage uses, subject to any necessary consents. The site is fully enclosed by secure perimeter fencing and benefits from an electric gated access system, providing a high level of security for occupiers.

## Accommodation (Approx.)

| AREA             | SQ M   | SQ FT |
|------------------|--------|-------|
| Site Office      | 232.44 | 2,502 |
| Industrial Units | 464.52 | 5,000 |
| Nissen Hut       | 119.47 | 1,286 |
| Total            | 816.43 | 8,788 |

## Business Rates

We understand the Rateable Values at at April 2023 to be;

Whealers Builders - £17,000

Workshop at Wheelers Builders - £7,500

## Services

We are advised the site benefits from electricity, water and drainage.

## Tenure & Occupation

Site will be sold with vacant possession.

## Guide Price

Offers invited.

## VAT

VAT applicable on all costs unless stated otherwise.

## Legal

Each party is to incur their own legal fees.

## EPC

D-81

## Planning

Planning has been granted for a further 10,000 sq. ft. industrial shed on the site.

## Viewing

Viewing is by appointment only with the sole selling agents.

**Subject to Contract – June 2026**

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## Contact:

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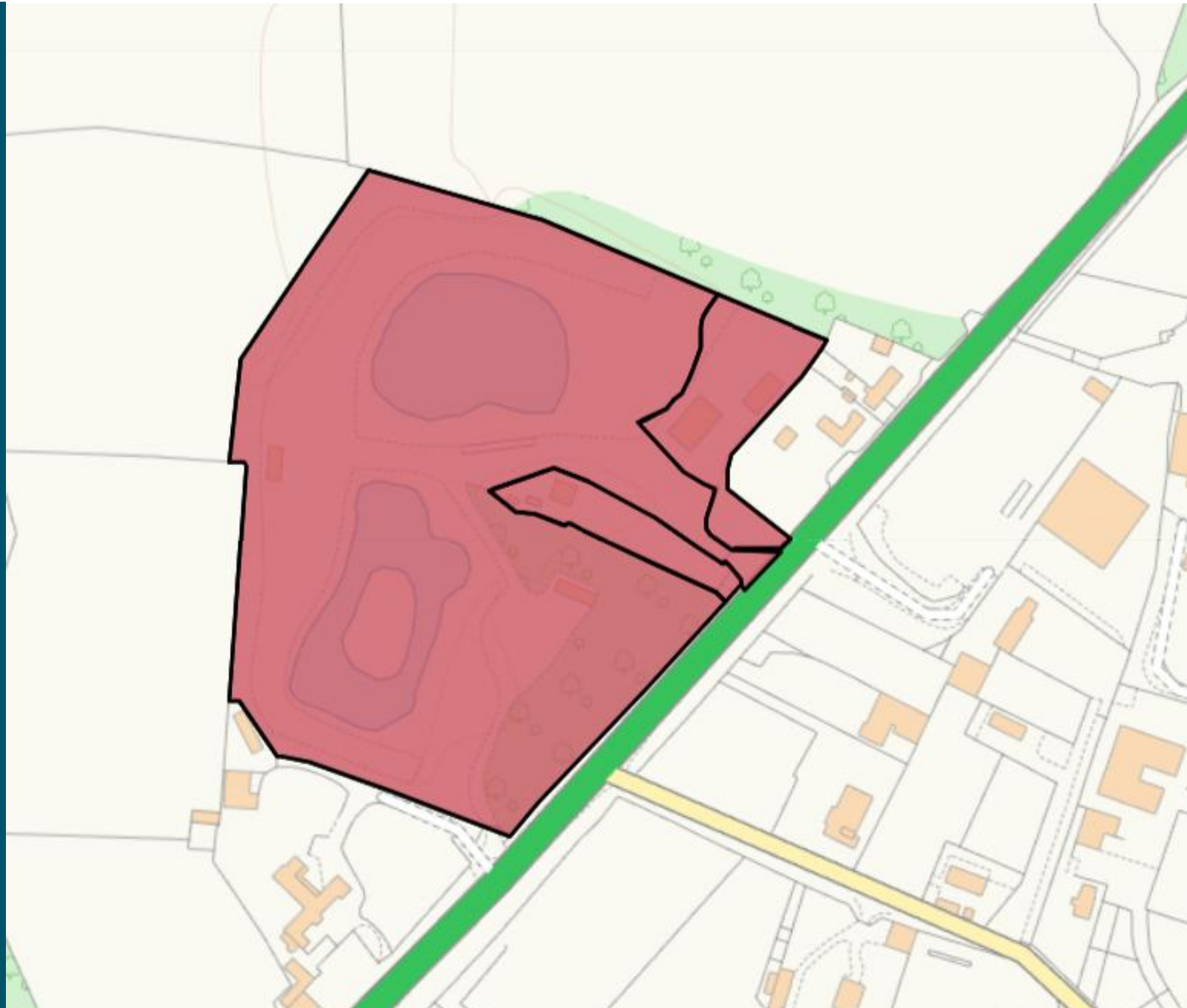
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