

**FOR SALE - COMMERCIAL PLOT OF LAND**

**PLOT 3A, LUDLOW ECO PARK, LUDLOW, SHROPSHIRE, SY8 1ES**

# KEY POINTS

# 0.68

ACRES

TOTAL GROSS SITE AREA



COMMERCIAL LAND



EXCELLENT  
ROAD LINKS


ALL MEASUREMENTS ARE APPROXIMATE



# £170,000


(EXCLUSIVE)

James Evans

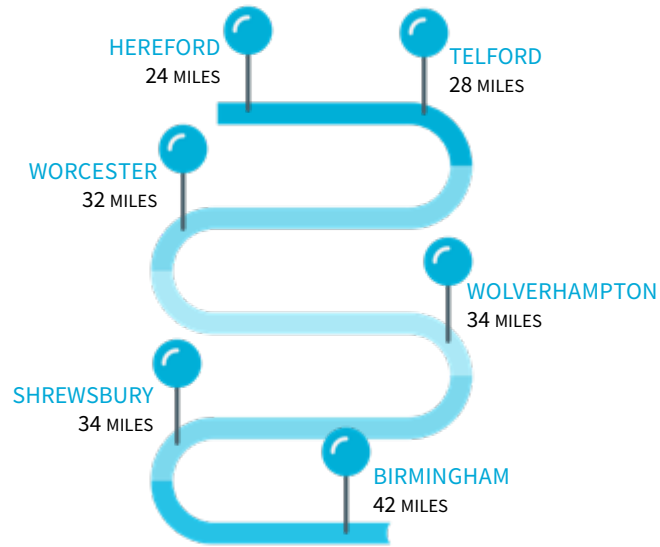
 07792 222 028

[james.evans@hallsgb.com](mailto:james.evans@hallsgb.com)

Ellie Studley

 07538 912 096

[e.studley@hallsgb.com](mailto:e.studley@hallsgb.com)



## LOCATION

The plot of land forms part of the popular and established Ludlow Eco Park that is located on the edge of the sought after town of Ludlow and located adjacent to the A49 Trunk Road (Main Shrewsbury to Hereford Road). The Eco Park is the premier commercial quarter of Ludlow with a variety of office and business units and is also home to the Park and Ride service that serves the town of Ludlow.

The Eco Park is accessed from Sheet Road to an estate road that serves the Eco Park as a whole and provides access to the plot of land. The Eco park is located approximately 1.5 miles east of the centre of the town of Ludlow. The plot of land is located in proximity of all local amenities.

Ludlow is an established market town and is the administrative centre serving South Shropshire. The town has all local amenities and benefits from being an established tourist centre.

Ludlow has a population of circa 11,000, and is located approximately 34 miles from Shrewsbury and approximately 24 miles from Hereford.



APPROXIMATELY  
**11,000**

LUDLOW POPULATION



# DESCRIPTION

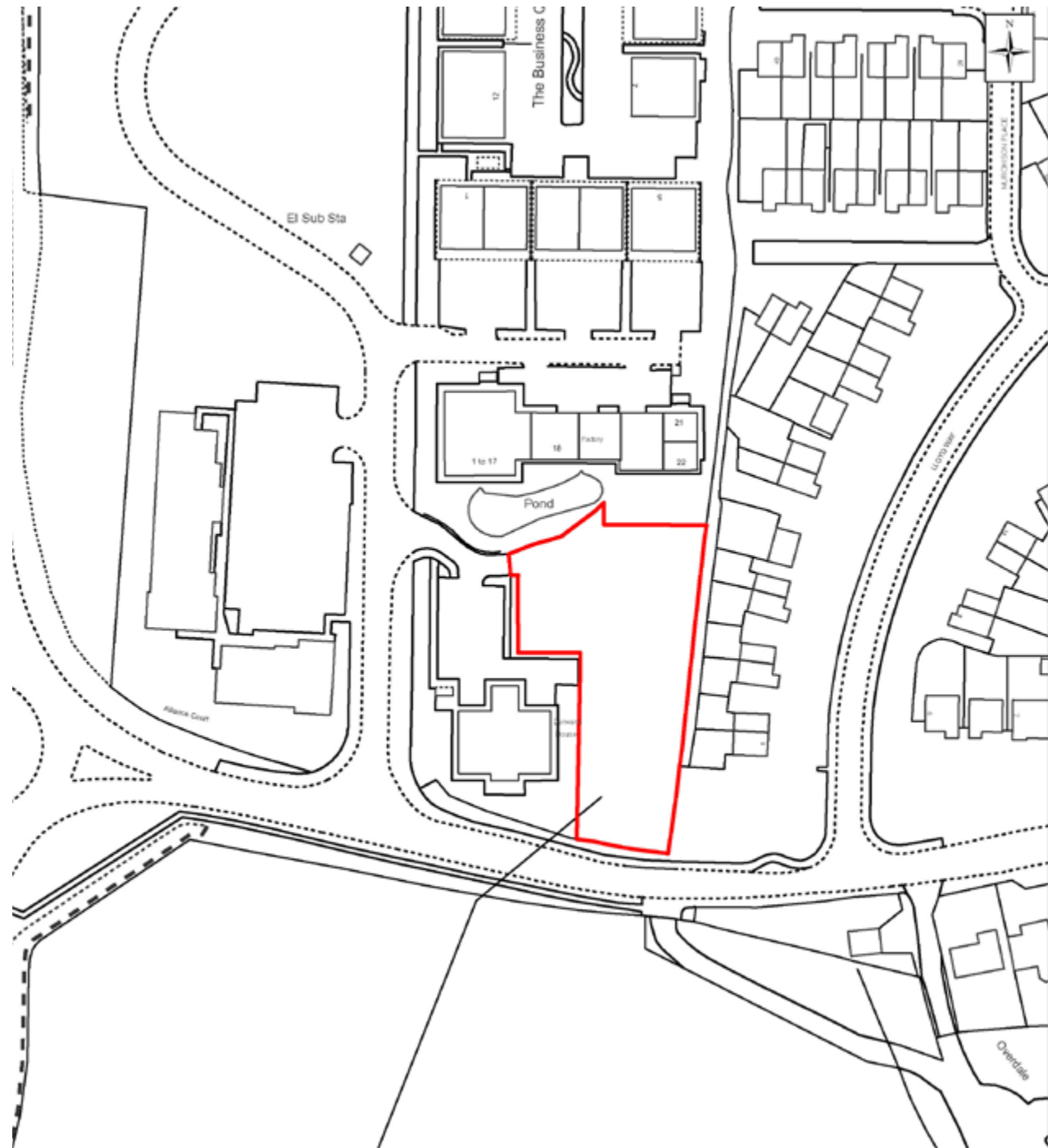
Plot 3A comprises commercial land that provides a Total Gross Site Area of approximately 0.68 acres (0.275 hectares) that forms part of Ludlow Eco Park and is accessed from the internal spine road serving the Eco Park.

The commercial land would lend itself to a variety of commercial development and offers the rare opportunity to acquire commercial land in South Shropshire. The Eco Park provides a variety of offices and business units.

# ACCOMMODATION

All measurements are approximate

	ACRES	HECTARES
Total Gross Site Area	0.68	0.275



## TENURE

The land is offered for sale freehold with vacant possession.

## PLANNING

Interested parties should make their own enquiries.

The land forms part of an established area of employment and would lend itself to development for a variety of office and commercial uses.

## SERVICES

(Not tested at the time of our inspection)

We understand that all mains services are available subject to normal connection charges.

## PRICE

£170,000 (Exclusive)

## LEGAL COSTS

Each party to bear their own legal costs.


## VAT

The sale of the land is understood to be subject to VAT.

Therefore VAT will be payable on any purchase.

## LOCAL AUTHORITY

Shropshire Council,  
Shirehall,  
Abbey Foregate,  
Shrewsbury,  
SY2 6ND


 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

## VIEWING

Strictly by prior arrangement with the selling agents.  
For more information or to arrange a viewing, please contact :

[Commercial Department](#)

 01743 450 700

[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

