

FOR SALE

INDUSTRIAL SITE AND BUILDINGS

50,000 SQ FT OF BUILDINGS ON A 3.49 ACRE (1.14 HA) SITE

**Kurt
Wymman**
Surveyors & Property Agents



Parkend Sawmills, Folly Road, Parkend, Lydney, GL15 4JF

Secure Fenced and Gated Site | Range of Buildings | Substantial Surfaced Yard Areas



LOCATION

Parkend is a popular village within the Forest Of Dean in Gloucestershire, situated 4 miles to the north of the market town of Lydney.

Lydney is well located adjacent the A48 which provides direct access to South Wales and the South West via the M4 motorway and Gloucester and the Midlands via the M5 Motorway.

DESCRIPTION

A fenced, gated and fully surfaced site with a range of buildings situated on it.

The individual buildings broadly comprise:

- Two steel framed timber storage sheds; part clad with timber ‘yorkshire boarding’ to the elevations under profiled roof sheeting.
- A single storey, detached office building with timber cladding to the elevations under an insulated profiled sheet roof. Internally the property has been divided to provide several meeting rooms and managers offices along with an open plan area and staff welfare facilities.
- Two oil fired purpose built drying kilns. The kilns are of steel frame construction with profiled sheet cladding to the elevations under profiled sheet roofs.

Schedule of Floor area

The buildings have the following approximate floor areas measured on a Gross Internal Area basis (GIA).

Accommodation	Sqft	Sq M
Timber Shed 1	31,561	2,932.04
Timber Shed 2	11,850	1,100.80
Kiln 1	3,000	278.78
Kiln 2	1,481	137.67
Offices	2,125	197.44
Total	50,017	4,646.73



KEY INFORMATION

SERVICES

Mains water, drainage, gas and electricity is connected to the site.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

EPC

Building 1 has an EPC rating of B-32.

Building 3 has an EPC rating of D-88.

Building 4 has an EPC rating of D-88.

Further details available the marketing agents.

RATING

Interested parties are advised to make their own enquiries in regards to Business rates.

QUOTING TERMS

£1,250,000 for the freehold interest with vacant possession upon completion.

OVERAGE PROVISION

In the event the purchasers or their successors achieve a planning consent for a higher value use on the site, the vendors will benefit from an additional payment equal to 50% of the uplift in value of the site. This will run for a period of 10 years from completion of the sale.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT.

The logo for Kurt Wyman Surveyors & Property Agents. It features a stylized yellow 'W' with a triangle to its left, followed by the name 'Kurt Wyman' in a large, bold, yellow sans-serif font. Below this, the words 'Surveyors & Property Agents' are written in a smaller, white sans-serif font.

**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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