

# La Murette Road Land **UNDER OFFER**

St Sampson, GY2 4FR

Industrial/Agricultural

£250,000



Location

**L'Islet Village**

Land Parcel 1 Use

**Industrial**

Land Parcel 2 Use

**Agricultural**

Rare Opportunity For

**Industrial Yard**

Available

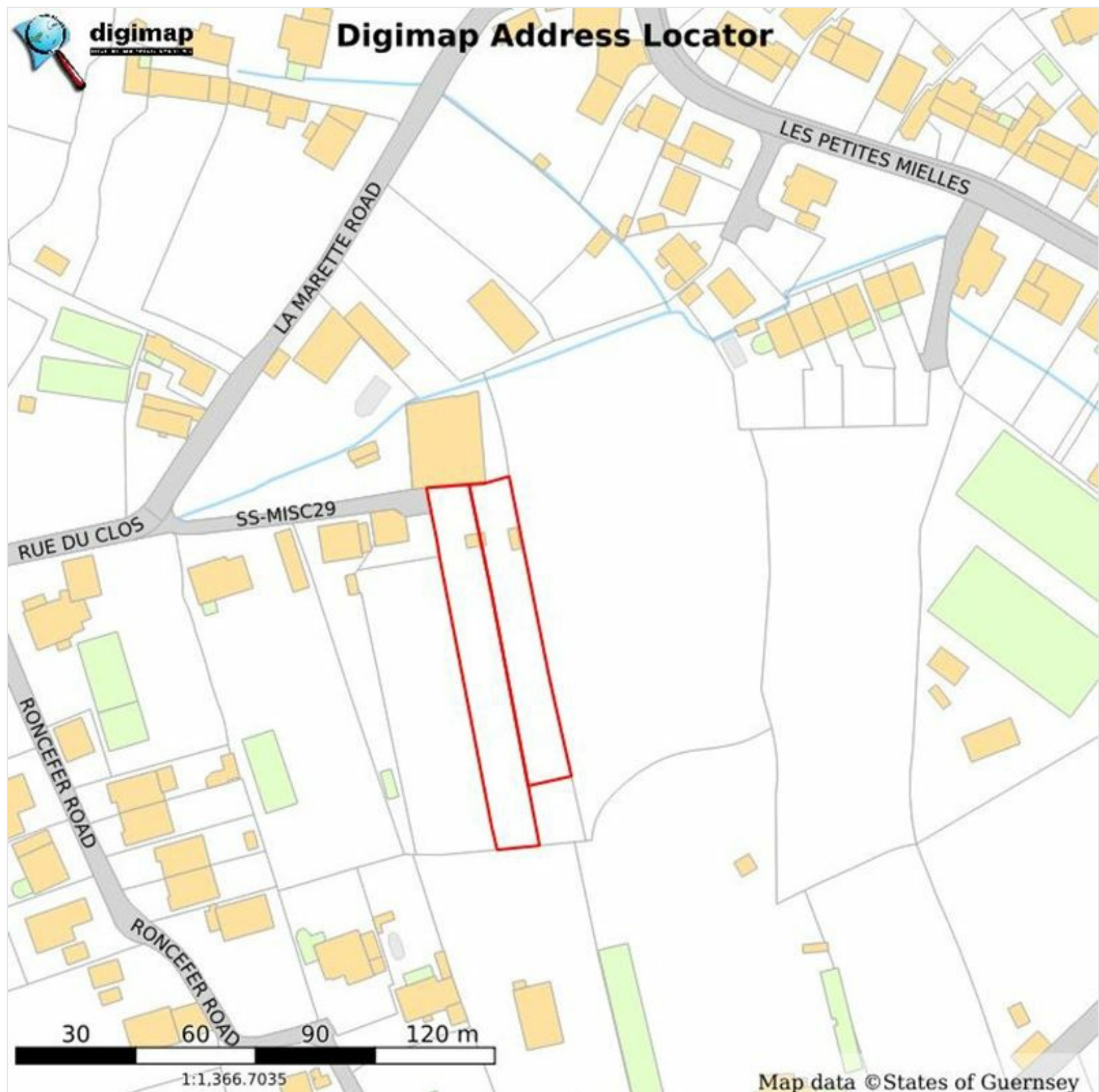
**Immediately**

La Murette Road land comprises two land parcels sitting adjacent to one another. One is an agricultural field and the other has an industrial use. It offers a rare opportunity to acquire an industrial yard area.

## LOCATION

La Murette Road Land is located in the north western part of St Sampson towards the north of the island. It sits on the southern side of a private roadway (which the Subject Property has a right of way over), leading from La Murette Road.

It is therefore conveniently located on the outskirts of the L'Islet Village Centre and the amenities it has to offer. This includes a supermarket, veterinary surgery and numerous retail outlets.



## DESCRIPTION

Comprising two parcels of land which lie adjacent to one another, they are identified on the Cadastre with reference numbers "B01652F000" (Land Parcel 1) and "B01652A000" (Land Parcel 2).

Land Parcel 1 measures approximately 93m long and 11m wide. It has an industrial use granted by way of a certificate of lawful use. This permits the land to be used for the "operation of a skip hire business, storage and distribution of scaffolding, building materials, vehicles and equipment, for the depositing and sorting waste, recyclable materials, and construction related demolition and other material."

Land Parcel 2 measures approximately 77m long and 11m wide. Its use has been designated for agricultural purposes. Subject to planning, there may be an opportunity for the agricultural land to be used for access purposes onto the industrial land.

## ACCOMMODATION

The property comprises two land parcels which provide a total of 1,802 sq m (0.45 acres). A breakdown of this is as follows:

Land Parcel	Area (sq m)	Area (acre)
1 (industrial)	1,010	0.25
2 (agricultural)	792	0.20
<b>Total</b>	<b>1,802</b>	<b>0.45</b>

## TENURE

Freehold.  
The land is available to purchase.

## PRICE

The land is available to purchase for £250,000 (two hundred and fifty thousand pounds).

## AVAILABILITY

The land is available to purchase immediately.



## LEGALS

All terms are subject to contract.

Each party is to bear their own legal costs in connection with this transaction.











## Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



## Valuation

We have a team of RICS Registered Valuers who combine experience, local market knowledge and high standards of professionalism to provide valuation reports tailored to provide clients with the information they require.

## Property Management

Our dedicated Property Management Team has a broad range of technical and financial management skills to ensure the properties we manage are in safe hands.

### FURTHER INFORMATION & VIEWING

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