

On the Instructions of A B Hughes & J P Smith Joint LPA Receivers

FOR SALE

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PROPERTY CONSULTANTS



Former Countrywide Farmers Depot

Swan Farm Buildings
Charwelton Road
Preston Capes
Daventry
Northamptonshire
NN11 3TA

9,455 sq ft (878.43 sq m) on
1.58 acres (0.64 hectares)

- Depot/warehouse with well specified offices
- Large front yard
- Additional undeveloped area



Swan Farm Buildings, Charwelton Road, Preston Capes, Daventry, NN11 3TA

Location

The property, known as Swan Farm Buildings, is situated just south of the village of Preston Capes and accessed off Charwelton Road. The property is adjacent to open countryside and the cricket ground.



Description

The property provides a detached steel frame building with profiled sheet clad elevations beneath a corrugated asbestos cement sheet covered roof.

Internally the property is sub-divided to provide office/trade counter and warehousing served by pedestrian and roller shutter loading doors.

The external areas provide a tarmac front forecourt accessed via a gated entrance off the main road. There is additional undeveloped land to the rear.

We have measured the site using Promap Services and calculated the site extends to approximately 1.58 acres (0.64 hectares).

Accommodation

| Area | Sq ft | Sq m |
|-----------------|--------------|---------------|
| Warehouse | 7,185 | 667.52 |
| Offices/amenity | 2,270 | 210.91 |
| TOTAL | 9,455 | 878.43 |

All measurements are approximate Gross Internal Areas.

Services

We have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

The property was used as a Countrywide Farmers Plc depot (Change of use of a redundant agricultural building to warehouse and offices - Reference DA/2001/0174 - 2001). The current user is named as "Countrywide Farmers Plc" (Variation to Condition 2).

Interested parties should make further enquiries regarding the existing and potential uses to the Local Planning Authority, Daventry District Council (01327 871100).

Terms

Sale of the freehold interest with vacant possession on completion.

Guide Price

Offers in excess of £325,000.

Method of Sale

The property will be sold by informal tender with offers invited by **5.30 PM Tuesday 4 December 2018**. A letter confirming the method of sale is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The Valuation Office Agency website describes the property as "Warehouse and premises", with a rateable value of £18,000.

Interested parties should make their own enquiries to Daventry District Council (Local Billing Authority) to ascertain the exact rates payable, as a change in occupation may trigger an adjustment of the rating assessment. www.voa.gov.uk

Energy Performance Certificate

The Energy Performance Certificate rating is E (122) (February 2018). The full certificate and recommendations can be provided on request.

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Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

The building will be open for inspection on the following dates:-

6 November (Tuesday) 2pm - 3.30pm

20 November (Tuesday) 2pm - 3.30pm

For further information please contact the sole agents.

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Ref: PJP/SA/N88257

Date: November 2018



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