

ROADSIDE DEVELOPMENT SITE

A429 Fosse Way, Bourton-on-the-Water

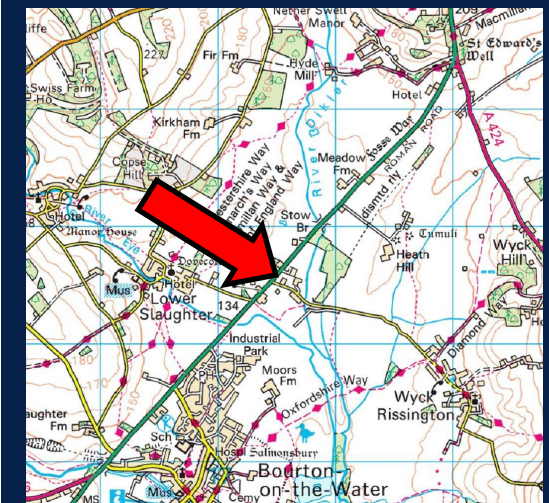
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Bourton Eco Centre Stow Road Bourton-on-the-Water GL54 2HW

- Prominent roadside location fronting A429.
- Opportunities for electric vehicle charging service station and retail subject to planning.
- Further opportunities available for a range of potential uses, subject to planning.



Bourton Eco Centre, Stow Road, Bourton-on-the-Water

Location

The site is located alongside and with access directly from the A429 Fosse Way, north of Bourton on the Water and south of Stow on the Wold.

The A429 Fosse Way is the primary transport route connecting Cirencester and Swindon to the East Midlands. The site is also located at the heart of the Cotswolds Area of Outstanding Natural Beauty being a major tourist and leisure destination.

Junction 15 of the M4 is approximately 33.5 miles south, Cheltenham is approximately 17 miles west, and Oxford is approximately 29.7 miles southeast



Description

Bourton Eco Centre is a new proposed roadside development with planning consent for an electric vehicle charging service station with associated amenities.

Phase 1 will deliver 25% coverage for electrical vehicle charging, following which Phase 2 will deliver the remaining 75% provision. Phases 3 and 4 provision will follow thereafter.

Further opportunities may be available for a range of potential uses, subject to the necessary planning consent.

Traffic Survey

A 7 day traffic survey was conducted along the A429 Fosse Way road in April 2022, immediately adjacent to the site. The survey counted 89,804 vehicles passing from North and South bound directions. The majority of vehicles crossing with ATC were 'cars'. Further details on application

Planning

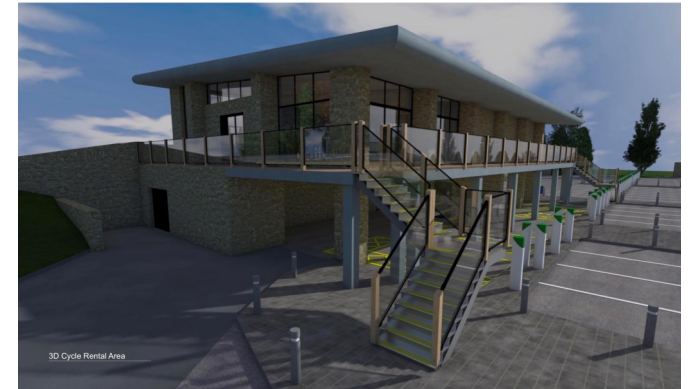
Planning application 18/01681/FUL. Further enquires should be made to the Local Planning Authority, Cotswolds District Council.

Terms

Leasehold opportunities on terms to be agreed.

Legal Costs

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



Business Rates

To be assessed. Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

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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.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

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 rent/sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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