



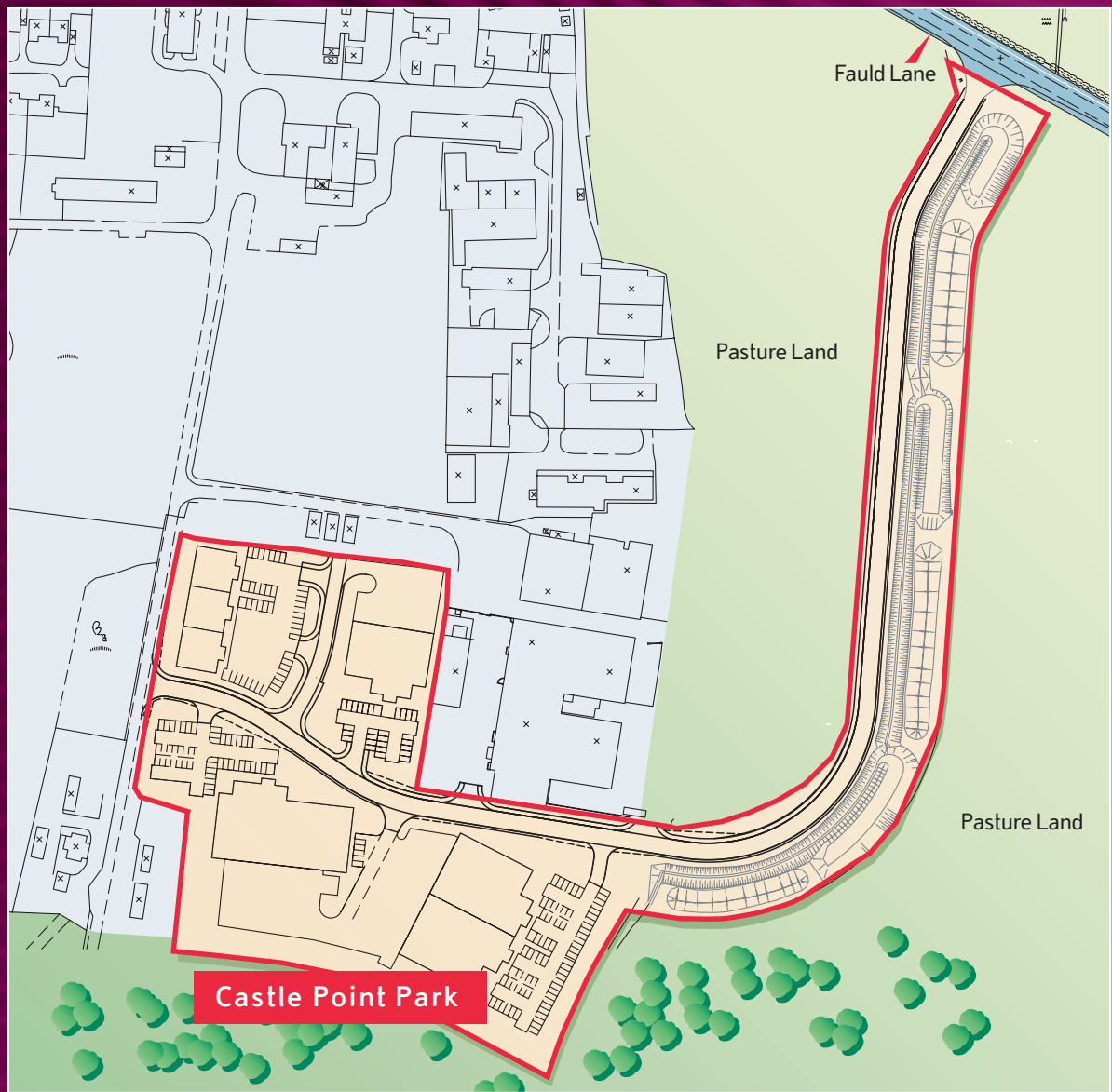
# CASTLE POINT PARK



FAULD LANE • TUTBURY • STAFFORDSHIRE

## FOR SALE

- Serviced industrial land extending to approximately 7.78 acres/3.15 hectares
- Land available in plots from 1 acre/0.404 hectares upwards, to be sold free from developer tie
  - Bespoke freehold or leasehold design and build solutions also available





**LOCATION**

Castle Point Park is a new industrial development adjacent to the former Fauld Camp/Industrial Estate near Tutbury, Burton upon Trent, Staffordshire.

Castle Point Park is situated towards the centre of the country and benefits from good road communications with the A511, A515 and the A50, M1/M6 link road all within close proximity.

**DESCRIPTION**

The development will be serviced by a new road from Fauld Lane. The development which extends in total to approximately 7.78 acres/3.15 hectares or thereabouts. The land was granted planning by East Staffordshire Borough Council for B1 (Light Industrial) and B2 (General Industrial) units. It is proposed to dispose of the land either as a whole or in 1 acre/0.404 hectare plots upwards.

Bespoke design and build packages can be arranged for specific requirements and these can be made available on freehold or leasehold terms.

**SERVICES**

Mains electricity, water and drainage will be connected to each plot.

**PRICE/TERMS**

Upon application

**VIEWING**

By site inspection.

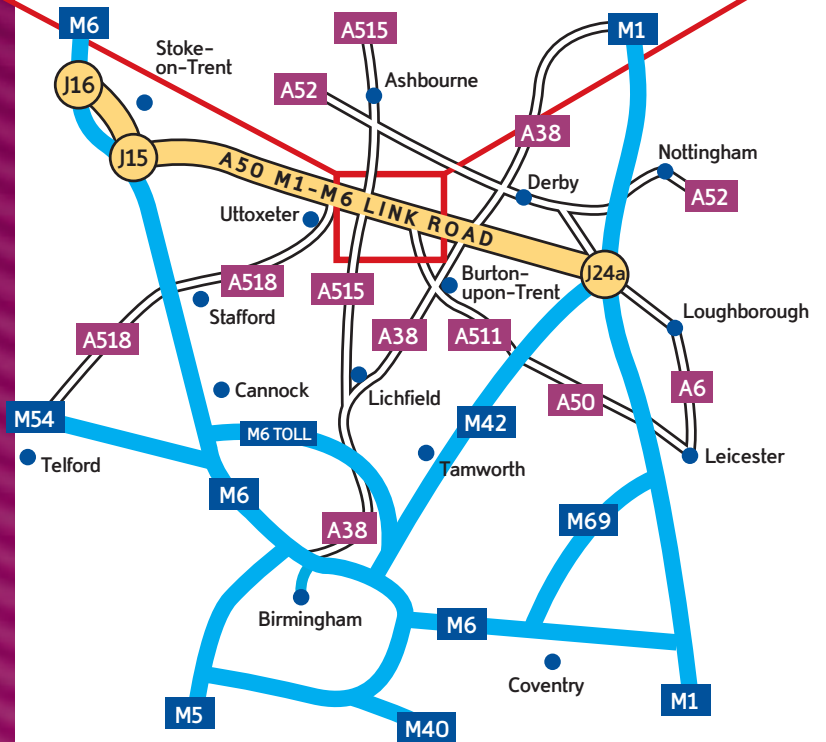
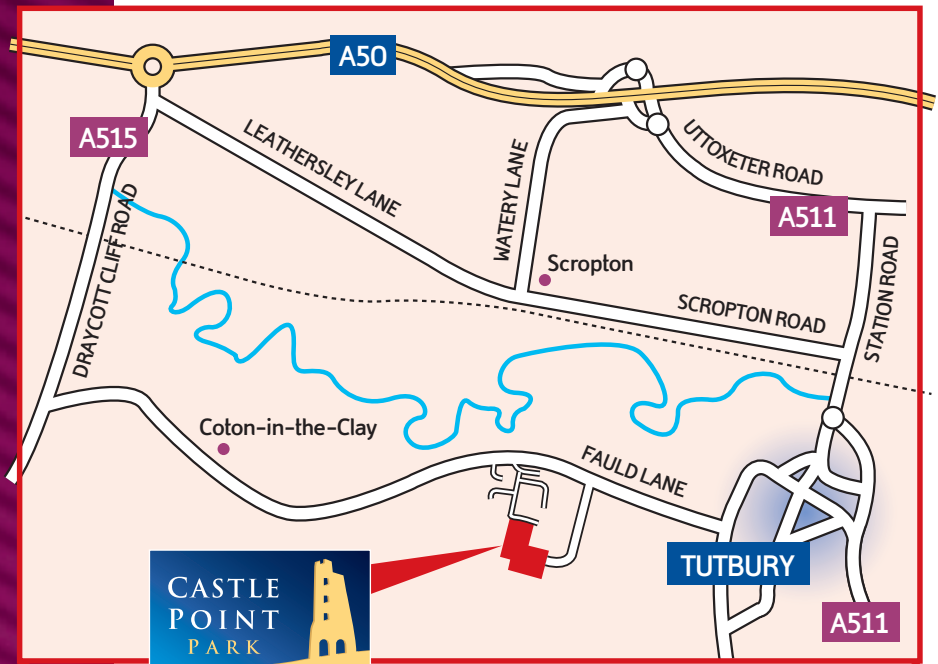
**For further information please contact**

Andrew Nichols at the Sole Agents,

Gadsby Orridge Commercial

on 01332 290390

or email [andrewnichols@gadsbyorridge.co.uk](mailto:andrewnichols@gadsbyorridge.co.uk)



**FOR SATELLITE NAVIGATION  
PLEASE USE POSTCODE: D13 9HS**



Contact: Andrew Nichols  
01332 290390

**Property Misdescriptions act 1991**

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to, as no tests on the services have been carried out.
4. Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
5. All prices and rents are quoted exclusive of V.A.T. which may be applicable in any particular transaction.