



Yeovil Town Centre

Leonardo Helicopters

Houndstone Business Park

YTF Club

Yeovil Innovation Centre

Lufton 2000 Phase I

Lufton 2000 Phase II

Lufton 2000 Phase III

Augusta Park Residential Development

South Somerset District Council



Chesters Commercial  
01935 415454  
chesterscommercial.com



# Serviced Plots / Design & Build Units

Freehold or Leasehold up to 4 Acres

Buildings from 2,300 to 25,000sq ft

Suitable for a range of business uses

## AVAILABLE NOW

Lufton 2000 • YEOVIL • Somerset • BA22 8QR

01935 424251





## Background to Yeovil

Yeovil is a thriving and diverse town located on the Dorset/Somerset border. Like most of the significant economic centres in the South-West Yeovil and surrounds provide an enviable lifestyle, combined with less congestion and with quick access to motorway and national trunk routes Yeovil provides the best of both worlds to businesses. Yeovil is currently home to Leonardo's, HQ to Screwfix and Silverline. Yeovil's strong economic growth looks set to benefit from its continued expansion of both residential and commercial development as well as its identification for the strategic centre for growth in South Somerset (South Somerset Local Plan 2006-2028).

## Land Owners

**South Somerset District Council** and **Abbey Manor Developments Ltd** offer this land on a joint disposal basis. Further information regarding these two organisations can be found on their respective web pages:-

[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk) or [www.abbeymanor.com](http://www.abbeymanor.com)

## Design and build schemes

For more information please contact **Austin Squibbs** at **Abbey Manor Group** on **Tel: 01935 424 251**





**Phase I & II**  
One plot remaining

**Phase III**  
Infrastructure complete – Serviced land currently available

### Description

Lufton 2000 Phase III is a continuation of the highly successful Lufton Business Park, which is being developed by Abbey Manor Developments Ltd & SSDC. The park comprises a multitude of occupiers including **Silverline Tools & FGP**. The remaining plots in Phase III are currently greenfield sites that are available on a plot by plot basis for a freehold land sale. The developers are also able to offer a design and build facility in order to create units that meet individual occupier's requirements on either a freehold or leasehold basis subject to planning. Sites from 0.5 up to 4 acres are available.

### Price

The land is available to purchase and prices are available on application. Alternatively the developers are happy to meet with potential occupiers to discuss their individual requirements with a view to providing indicative drawings and pricing for rental or freehold development.

### Planning

The site has planning consent for B1, B2 and B8 purposes and would therefore suit either office or industrial developments. Trade counter uses and other sui generis uses may be permitted subject to planning.

### Tenure

The site is offered on a number of bases namely direct freehold sales of serviced sites, design and build packages with freehold land or a variety of leasehold arrangements subject to individual requirements. The main objective of this development is to offer occupiers a flexible development package which is tailored to suit their needs.

Yeovil is the regional **Commercial Centre for South Somerset and North West Dorset**. Located midway between the Somerset and Dorset coastlines to strategically located on the A303 between London, Exeter and Taunton

**FREEHOLD or LEASEHOLD NEW BUILD AVAILABLE**

**Serviced Plots / Design and Build - B1, B2 & B8 to occupiers specification**



## Location

The Lufton 2000 Business Park is located on the Western side of Yeovil and enjoys excellent local, regional and national communication links from Yeovil Pen Mill Station (Bristol/Weymouth), Yeovil Junction (London, Waterloo/Exeter) & Castle Cary (London Paddington).

### BRISTOL

Distance 40 Miles,  
Drive Time 1hr 15 mins  
Train Time 1hr 47 mins  
Drive to Airport 1hr 00 mins

### EXETER

Distance 50 Miles  
Drive Time 1hr 20 mins  
Train Time 52 mins  
Drive to Airport 1hr 15 mins

### LONDON

Distance 130 Miles  
Drive Time 2hr 45 mins  
Train Time 2hr 29 mins  
Drive to Airport 2hr 30 mins



Yeovil Town is a major regional centre with a resident population of more than 40,000 and a retail catchment population of approximately 120,000.



A development by:



**Abbey Manor Group**  
The Abbey  
Preston Road  
YEovil, Somerset  
BA20 2EN

**Contact: Austin Squibbs**  
**Telephone:** 01935 424 251  
**Email:** A.squibbs@abbeymanor.com  
**Website:** abbeymanor.com



**Contact: Economic Development**  
**Telephone:** 01935 462 462  
**Email:** business@southsomerset.gov.uk  
**Website:** southsomerset.gov.uk

Site agents:



**Chesterton Humberts**

**Contact:** David Foot  
**Telephone:** 01935 415 454  
**Email:** david.foot@chestertonhumberts.com



**Alder King**

**Contact:** Andrew Maynard  
**Telephone:** 01823 444 879  
**Email:** amaynard@alderking.com



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VAT - The property is elected for VAT therefore all sales and leases will attract VAT.