

PAARL

PROPERTY CONSULTANTS

CHARTERED SURVEYORS & VALUERS

Secure Storage Yard Tharston Industrial Estate Wellesley Road, Long Stratton, NR15 2PD



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Rare Opportunity

0.175 acres (0.071 ha)

847 sq yds / 7.623 sqft

Surfaced, fenced and gated

Tenure: - Freehold
Guide Price: - £150,000

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Location

The property is located on the Tharston Industrial Estate to the west of the centre of Long Stratton a town in Norfolk. Access to the site is from Wellesley Road and then over the private roadways of the Industrial Estate.

The property is located at What3Words: falls.secures.character

And for Google Maps: <https://maps.app.goo.gl/6zbXZMvgAXdWMhmK9> or scan the QR code for instant directions.



Description

The property comprises a level and broadly rectangular storage yard finished with a formal concrete surface. The yard is accessed via a shared set of steel palisade gates. It is fenced and secured, however, its northern boundary seamlessly abuts land in third party ownership who also share the gated access.

Site Area

The total extent of the land comprised in the title for the property extends to circa 0.175 acres (0.071 ha). This equates to circa 847 sq yards / 7,623 sqft.

Planning

The site has been used as a storage compound for oil storage since 2004.

Vacant Possession

The property is being sold with Vacant Possession.

Services

For many years the site has been used in conjunction with Unit 23 Tharston Industrial Estate and has historically derived its services from that property. The buyer will be responsible for the provision of services to the property. It is known that mains services are available in the Estate.

Tenure

Freehold – held under Title NK314985.

The site benefits from an existing right of access over the estate road(s) from the Estate owner. A new right of access has been agreed on a Subject to Contract basis that will permit the buyer to take access over the estate road(s) subject to the annual payment of £2,000 for the first five years reducing to £1,000 per annum thereafter. Details of this agreement with the Estate Owner can be provided upon request. The owner of the Estate Road(s) will execute this new agreement with the buyer on the completion of the sale/purchase.

EPC

The property does not require an EPC as there is no built space.

Important notice

Paarl Property Consultants for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1). The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2). All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to this office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view; 3). Unless otherwise stated, all prices rents, and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4). All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5). These particulars do not constitute part of an offer or contract; 6). The vendors or lessors do not make or give – and neither do Paarl Property Consultants, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.

Rates

The property will require re-assessment as it has previously been assessed in conjunction with the adjacent Unit 23.

VAT

The vendor advises that the site is not registered for VAT.

Price

The property is offered at a guide price of **£150,000** on a subject to contract basis.

Legal Costs

Each party will bear their own legal and professional costs incurred in this connection.

Viewing

The whole property can be viewed from the estate road(s). Access into the compound can be arranged on request.

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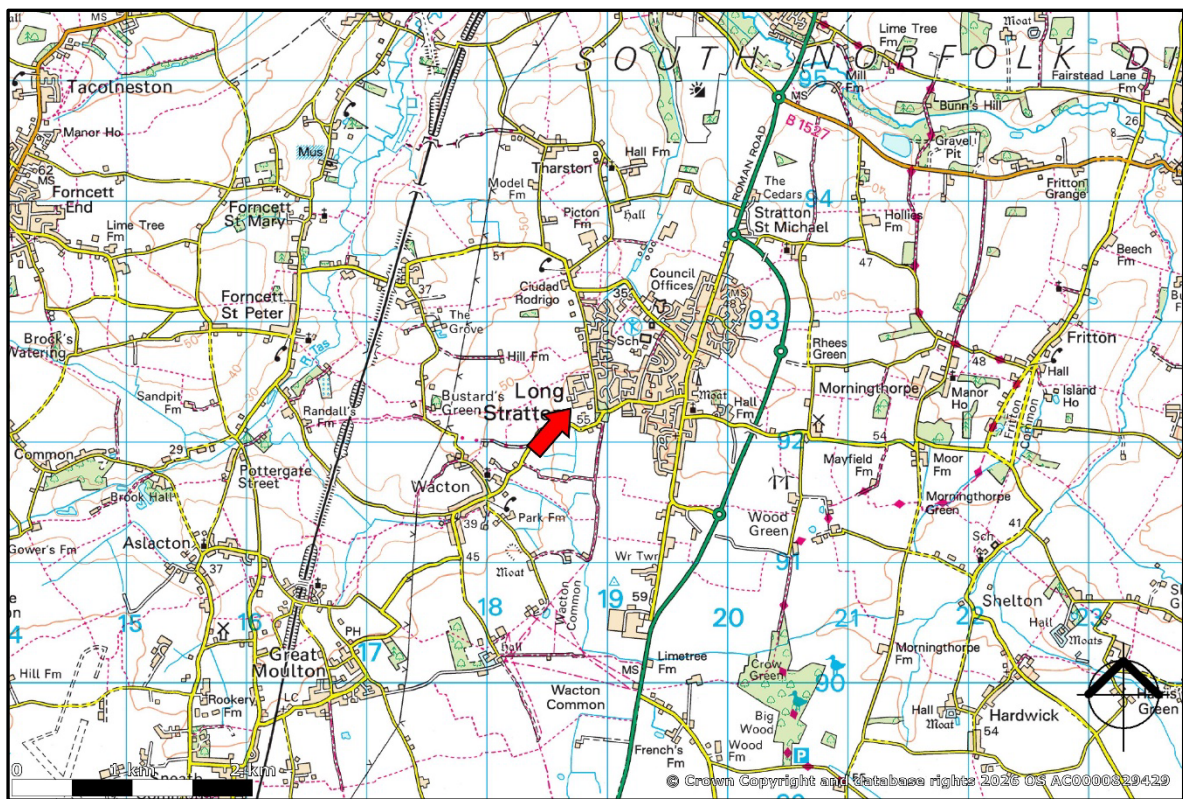
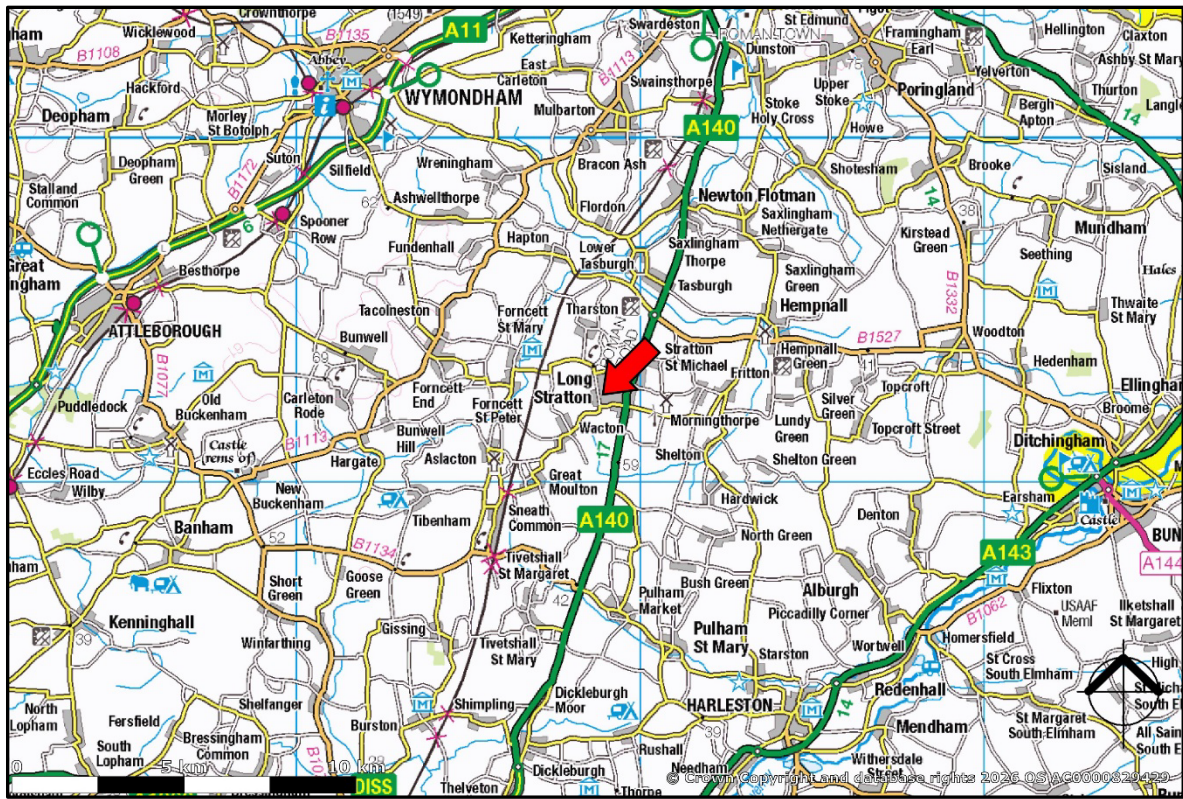
Date Details Prepared

March 2026.

General view of site



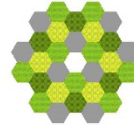
Location Plans



Land Registry Plan

HM Land Registry
Current title plan

Title number **NK314985**
Ordnance Survey map reference **TM1892SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Norfolk : South Norfolk**



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