



ABBEY MANOR
DEVELOPMENTS
LTD

Lufton 2000 • YEOVIL • Somerset • BA22 8QR
www.yeovil-property.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



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 home to Agusta Westland Helicopter Group and more recently HQ to Screwfix and Silverline.** Yeovil's strong economic growth looks set to benefit from its identification in the key planning document the Regional Spatial Strategy (RSS) for the South West. The RSS identifies Yeovil as a Strategically Significant Town with planning for employment to provide for around 9,100 jobs over the plan period - **Lufton 2000** represents the next phase of it's delivery. **In addition the RSS identifies a requirement for some 10,400 new homes in Yeovil (19,700 in the South Somerset area) to support this anticipated growth.**



Silverline Tools add 35,000sq ft as Phase III, of their distribution warehouse.

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 or www.abbeymanor.com

Design and build schemes

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



Phase I & II
Completed 2007

Phase III



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, Walon UK & Honeywell**. Phase III is currently a Greenfield site that is available on a plot by plot basis and the developers are also simultaneously 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 and only a little over a 100 miles west of London

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

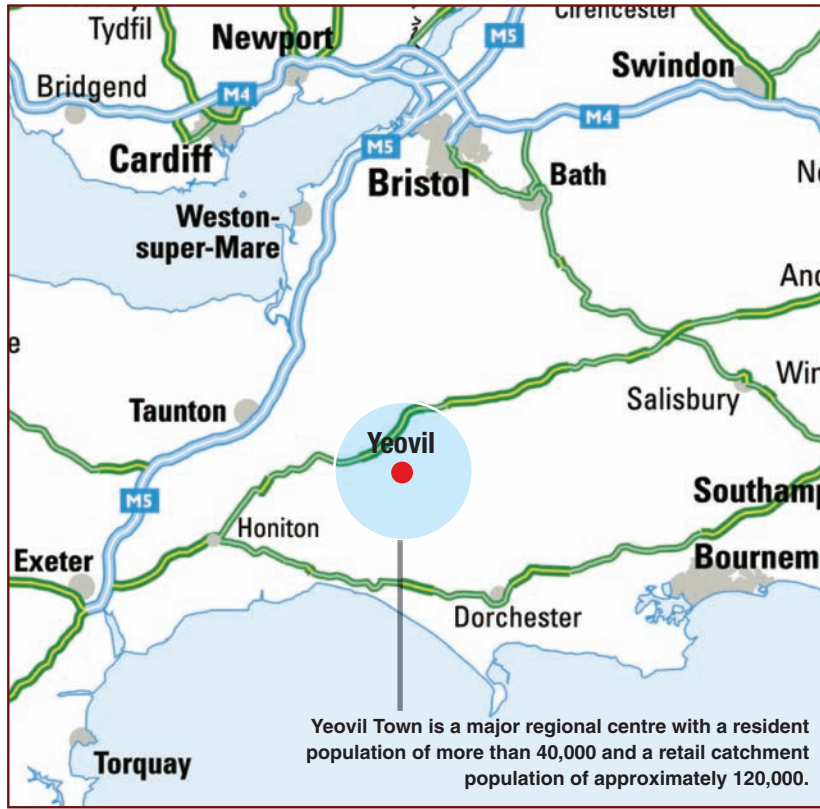
Distance 40 Miles,
 Drive Time 1hr 15 mins
 Train Time 1hr 47 mins
 Drive to Airport 1hr 00 mins

EXETER

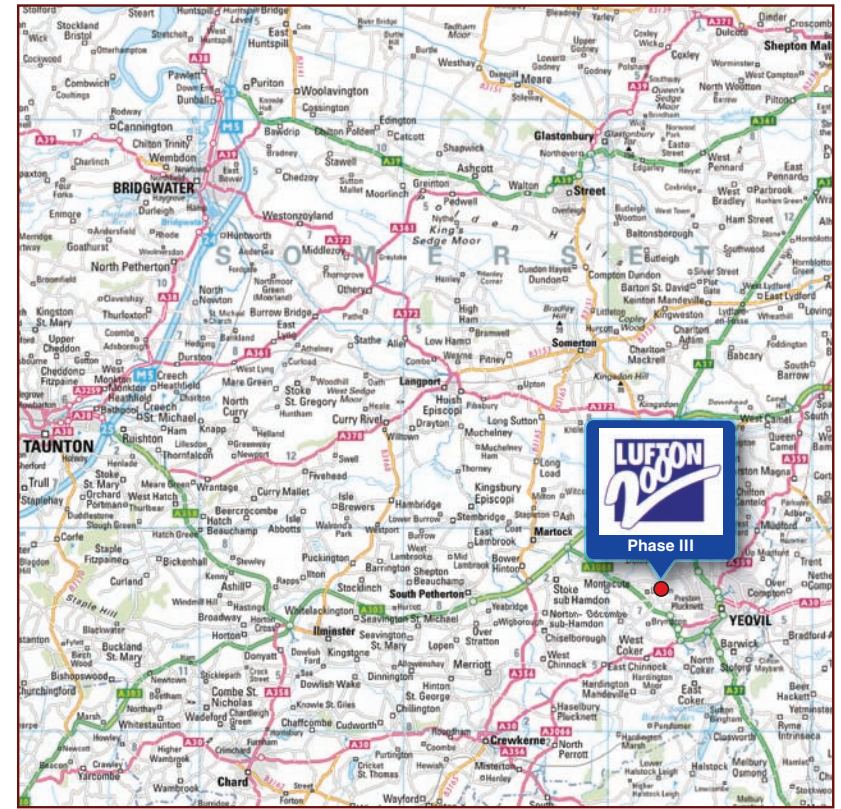
Distance 50 Miles
 Drive Time 1hr 20 mins
 Train Time 52 mins
 Drive to Airport 1hr 15 mins

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.



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A development by:



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