

REPORT ON THE AVAILABILITY OF
INDUSTRIAL WAREHOUSING ACCOMMODATION
IN NORTH POWYS

submitted to:

**Richard J Corbett Esq BSc (Hons) MRICS, FAAV of
Roger Parry & Partners LLP**

in connection with

Rebo UK Limited

14 JUNE 2019

Prepared by:

JAMES HARRISON MRICS
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TOWLER SHAW ROBERTS LLP
Chartered Surveyors

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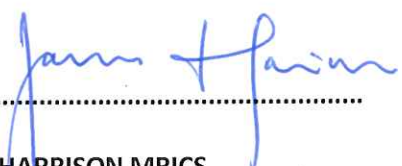
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1.0 EXECUTIVE SUMMARY

- 2.0 **Instructions:** Towler Shaw Roberts LLP were instructed to provide a report into the availability of suitable buildings and sites in North Powys over the past 3 years, which would meet the specific requirements of Rebo UK Limited.
- 3.0 **Occupier Requirements:** Rebo UK Limited have a requirement for an industrial building, suitable for warehousing and distribution extending to circa 2,850 square metres (30,000 square feet) for the storage and distribution of goods.
- 4.0 **Building Availability in North Powys:** During the search period we are not aware of any suitable buildings which became available on the market.
- 5.0 **Site Availability in North Powys:** During the search period we are not aware of any suitable sites which became available on the market.
- 6.0 **General Remarks and Conclusion:** Given the specific parameters for Rebo UK Limited we have reviewed the availability of both buildings and sites in North Powys and confirm that we are not aware of any buildings or sites which became available on the open market, which were not already committed for other occupiers during the search period.

Dated the 14th day of June 2019


.....
JAMES HARRISON MRICS
HEAD OF ASSET MANAGEMENT SERVICES
FOR TOWLER SHAW ROBERTS LLP
CHARTERED SURVEYORS

2.0 INSTRUCTIONS

We are instructed by Mr Richard J Corbett BSc (Hons) MRICS, FAAV, Partner at Roger Parry & Partners LLP, to provide a report into the availability of buildings and sites in North Powys to meet the occupational requirements of his client, Rebo UK Limited.

The specifics of the occupier's requirements are detailed in Section 3.0 to this Report. In respect of the geographic area of the search, this has been defined as the North Powys area which we have taken to be that geographical area enclosed within the old shire county boundaries of Montgomeryshire and also known as the Upper Severn Valley. We are advised by Mr Corbett that this is the area of search specified by Rebo UK Limited.

We have also restricted our assessment of the availability of suitable buildings and sites in this geographic area to those which have been marketed formally or which are known to be available on the open market. We have not made comment on any sites or buildings which were not made available on the open market.

Towler Shaw Roberts LLP have been instructed to prepare this Report as we are a firm of Chartered Surveyors who specialise in commercial property and have provided advice on industrial premises in North Powys since the firm was founded in 1991. We have been particularly active in the sale, acquisition and letting of industrial buildings and the sale, acquisition and development of industrial sites in North Powys over the past 3 years. In addition to giving advice to owners and occupiers of industrial premises, we have also worked closely with the Mid-Wales Manufacturing Group, Mid-Wales Chamber of Commerce and local business groups in liaising with both Welsh Government and Powys County Council to identify occupier need for additional industrial accommodation in North Powys.

3.0 OCCUPIER REQUIREMENTS

Following our instruction we have met with Mr James Owen of Rebo UK Limited to better understand the occupier's specific requirements in relation to the building use, size, design, layout and access.

Building Use

Rebo UK Limited are seeking a building to meet the storage and distribution requirements of their internet based business which involves the purchase of stock in bulk to ensure that there is sufficient product available for online purchase and the immediate distribution to the customer at any time. Thus the use of the unit would be solely for storage and distribution of goods relating to the business.

Building Size

Rebo UK Limited have assessed the size of building which will be necessary to accommodate their requirements as being **2,850 square metres (30,000 square feet)**. In addition, in order to maximise the capacity for storage, due to the bulky nature of some of their goods, they are intending to use high bay racking systems necessitating a minimum **eaves height** for the building of **6.5 metres**.

Building Design

The building ideally will have multiple service doors to allow separate in and out goods bays to maximise the efficiency of operations. The building will need to be soundly constructed and secure and be portal frame design to accommodate the preferred racking system and ideally the roof would have 15% or more roof lighting to provide good natural light to assist with the day to day operations. Modern high lux bay lighting, electrical perimeter power points and a power float finished floor will be provided ideally as this again will assist with the efficiency of the business operations.

Building Layout

Ideally the building should be regularly laid out with the servicing doors preferably on the longest elevations to assist with the efficiency of goods in and out operations. In addition the premises will require sufficient yard space outside the service doors to allow delivery vehicles room to manoeuvre in and out and to be loaded and unloaded easily.

In effect any suitable site will need a minimum of approximately double the footprint of the building to ensure there is sufficient servicing capacity.

Building Access

The main issue for accessibility is that the building must have immediate access to fibre optic broadband, crucial to an online retail business.

4.0 BUILDING AVAILABILITY IN NORTH POWYS

In reviewing the availability of stock, we have initially focused on the size of the building and not considered the design of the building, whether it be for manufacturing or warehousing as often more modern buildings are designed with a flexibility to allow any industrial use.

Although we are aware of and have been directly involved in, the sale or letting of a number of industrial and warehouse buildings in North Powys over the past 3 years which may meet some of the occupier criteria, there have been **no available buildings** that we are aware of which have met the primary requirement of being 2,850 square metres (30,000 square feet).

The largest building with which we have been involved, was a 2,049.57 square metre (22,061 square foot) manufacturing building at Unit 38 Mochdre Industrial Estate, Newtown SY16 4LE which we offered for sale. This had significantly lower eaves height of circa 5 metres, limited yard space and servicing. In addition of the 2,049.57 square metres total Gross Internal Area of the unit, 331.19 square metres comprised offices, toilets and welfare facilities and plantroom /stores. Thus the actual area available for warehousing was 1,718.38 square metres (18,497 square feet). The marketing brochure for this building is attached in Appendix II. There was significant demand for the building and a sale was agreed within a month of being offered for sale, following a best and final bids process, at a figure well above the asking price.

Through our contacts we are aware of two buildings in Newtown of a suitable size which were sold around 5 years ago, however these were sold privately between the parties and were never offered for sale on the open market. This illustrates the demand for buildings of this size and specification and the challenge for Rebo UK Limited is finding a suitable building.

5.0 SITE AVAILABILITY IN NORTH POWYS

In considering the availability of sites for development for Rebo UK Limited to construct a unit to meet their requirements, we have considered those sites suitable for development for employment, or allocated for employment, which have been and are available in North Powys. In addition we have assessed the need for any site to be a minimum of **0.75 of a hectare** (1.85 acres), in order to have sufficient room for the building footprint, servicing area and to design the most efficient layout.

The Powys County Council Local Development Plan 2011 – 2026 is helpful in providing a list of the identified Employment Sites allocated and a copy of the Employment Site Allocation Table is attached at Appendix I.

We reviewed all the sites identified, together with their allocation, in the “Severn Valley and North” section of the table.

Parc Busnes Derwen Fawr, Llanidloes

Allocation 1.2 hectares

The available land comprises several plots which are of insufficient size to construct a building of 2,850 square metres with ancillary external yard. Nor are there contiguous sites which could be amalgamated to create a site large enough.

Parc Hafren, Llanidloes

Allocation 1.7 hectares

The plots available at this site are of insufficient size to construct a building of 2,850 square metres with ancillary external yard. Nor are there contiguous sites which could be amalgamated to create a large enough site.

Site at Llanidloes Road, Newtown

Allocation 2 hectares

We understand this is the site adjacent to Coleg NPTC College. Although allocated for employment use the site is being promoted by NPTC Group for a mixed use scheme to be anchored by a hotel. We are also aware of retail uses who have made enquiries for the site given its proximity to the western end of the new Newtown bypass. The capital value per acre for these uses is significantly higher than that which could be afforded by an industrial use and will undermine the viability of any such schemes.

In simple terms, if the site and building were being funded by development finance the overall cost compared to the final value of the building would make it difficult to persuade a commercial lender to provide finance at a commercial rate.

Abermule Business Park, Abermule

Allocation 2.6 hectares

This site has been promoted by Powys County Council initially for the development of smaller units up to a maximum of 1,858 square metres (20,000 square feet). Although it may be possible to build a 2,850 square metres (30,000 square foot) unit on the site, this site has now been identified by Powys County Council for their own use.

Churchstoke

Allocation 1.28 acres

The site layout is not suitable for the development of a 2,850 square metre warehouse building to meet the occupier requirements.

Buttington Cross Enterprise Park, Welshpool

Allocation 1.5 hectares

Both the available sites within this allocation have now been sold off and developed by Tuffins and PYC Group respectively. Towler Shaw Roberts LLP advised Welsh Government in the disposal of the sites which had been on the market since Autumn 2007 and under offer and in negotiation for sale before Rebo UK Limited commenced their search. The original TSR marketing brochure is attached in Appendix III.

Buttington Quarry, Trewern

Allocation 6 hectares

Although there are 6 hectares in total allocated at this site some of the topography is challenging. More pertinently there are proposals which have been launched by the site owners and potential site operators, Broad Energy Group (www.broadenergywales.co.uk) to construct an Energy Recovery Facility (ERF) capable of processing 150,000 tonnes of waste per annum to produce up to 11.5 MWe of renewable and low carbon energy. We are informed by the site owner's advisors that this ERF or waste incinerator plant on this site which we are informed by the site owner and their advisors, will utilise the whole of the allocated employment area of 6 hectares.

The proposers of this plan advise that they are in the process of submitting a planning application for an ERF to the The Planning Inspectorate Wales in the near future. Thus this site is not immediately available.

Offas Dyke Business Park, Welshpool**Allocation 7.3 hectares**

Since the site allocation was identified, Welsh Government have disposed of the two largest plots which could have accommodated a 2,850 square metre warehouse, building a 5,200 square metre (56,000 square foot) production and warehouse facility for Invertek Drives Limited and selling a large site to allow Charlies Stores Limited to build a 10,312 square metre (111,000 square foot) warehouse and office facility. In addition a smaller site has been developed for ZipClip Limited and of the remaining land, Welsh Government are in discussion with an end user for a smaller site fronting the trunk road, which is of insufficient size for Rebo UK Limited's requirements.

There is a section through the middle of the site which is vacant and capable of development. However development is severely restricted and could only accommodate small units beneath 10,000 square feet due to the proximity of the gas main and high voltage electricity line into the Severn Valley, both of which dissect the site.

Four Crosses**Allocation 0.5 hectares**

This site is of insufficient size to allow a development of a 2,850 square metre warehouse and yard.

Treowain Enterprise Park, Machynlleth**Allocation 1.7 hectares**

The site layout and size is insufficient for the size and layout required by Rebo UK Limited and prevents the development of a 2,850 square metre warehouse and yard.

Other than these sites allocated, we are not aware of any other sites in existing employment use which are being marketed for sale and which would meet the occupier requirements of Rebo UK Limited. There is a site in Newtown on Mochdre Industrial Estate, formerly trading as G & T Evans Limited, which following the death of the proprietor was sold as an operational site. The purchaser has been closing down certain operations on site but has the intention of using part of the site for their own business. The remainder of the site being circa 1.6 hectares may well become available for development in future but currently the owners are looking to offer the existing yard space and existing buildings to let as they are. None of the buildings are suitable for modern warehouse use.

6.0 GENERAL REMARKS AND CONCLUSIONS

In general terms there is a shortage of buildings in excess of 1,850 square metres (c.20,000 square feet) in North Powys, which could be utilised for either warehouse distribution or production. All the suitable land allocated for Employment Use in the Local Development Plan has already been utilised and the remainder is either unsuitable or of insufficient size for the development of any units larger than 1,850 square metres (c.20,000 square feet).

At the same time there is significant demand from local businesses seeking buildings for employment uses and discussions are ongoing via Mid Wales Manufacturing Group, Mid Wales Chamber of Commerce and other representative organisations, with Powys County Council and Welsh Government to try and identify sites for future development to meet demand.

In conclusion, we are of the opinion that there are no suitable available sites or buildings that would meet Rebo UK Limited's requirement for a 2,850 square metre (30,000 square foot) warehouse building with yard that also is of the design and layout and has the necessary accessibility to meet their specification.

**JAMES HARRISON MRICS
HEAD OF ASSET MANAGEMENT SERVICES
FOR TOWLER SHAW ROBERTS LLP**

It is a well-known fact that the medical profession has been the subject of much criticism in recent years. This criticism has been based upon many factors, including the high cost of medical care, the complexity of medical procedures, and the lack of communication between the doctor and the patient. In order to address these concerns, the medical profession must take steps to improve its services and to make medical care more accessible to all.

One of the most important steps that can be taken is to improve the communication between the doctor and the patient. This can be done by encouraging the doctor to listen to the patient's concerns and to explain the medical procedure in a way that the patient can understand. This will help to build trust between the doctor and the patient and will also help to ensure that the patient is fully informed of the risks and benefits of the procedure.

Another important step is to reduce the cost of medical care. This can be done by negotiating better rates with insurance companies and by providing more services on a sliding scale of fees. This will help to make medical care more affordable for all patients and will also help to ensure that the medical profession is able to continue to provide the highest quality of care.

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1935



APPENDIX I

EXTRACT FROM THE POWYS COUNTY COUNCIL LOCAL DEVELOPMENT PLAN 2011 – 2026

EMPLOYMENT SITE ALLOCATION TABLE

| | | | | |
|---|-------------------|------------------|--------------------|-------------------|
| Enterprise Park * | | | Quality | EC1 |
| Heart of Wales Business Park | Llandrindod Wells | 3.9 | Prestige | P28 EA1 |
| Broadaxe Business Park * | Presteigne | 2.4 | Local | P51 EA1 |
| Brynberth Enterprise Park * | Rhayader | 3.7 | Local | P52 EA1 |
| | | 11.2 ha. | | |
| <u>Severn Valley & North</u> | | | | |
| Parc Busnes Derwen Fawr * | Llanidloes | 1.2 | High Quality | P35 EA1 |
| Parc Hafren * | Llanidloes | 1.7 | Local | P35 EA2 / P35 EC1 |
| Llanidloes Road * | Newtown | 2 | High Quality | P48 EA1 |
| Abermule Business Park * | Abermule | 2.6 | High Quality/Local | P02 EA1 |
| Churchstoke * | Churchstoke | 1.28 | Local | P12 EA1 |
| Buttington Cross Enterprise Park | Welshpool | 1.5 | Prestige | P57 EC1 |
| Buttington Quarry * | Trewern | 6 | Local | P59 EA1 |
| Offa's Dyke Business Park | Welshpool | 7.3 | Prestige | P60 EC1 |
| Four Crosses * | Four Crosses | 0.5 | Local | P18 EA1 |
| | | 24.08 ha. | | |
| <u>Machynlleth</u> | | | | |
| Treowain Enterprise Park * | Machynlleth | 1.7 | High Quality | P42 EA1 |
| | | 1.7 ha. | | |
| Total | | 39.29 ha. | | |

* Suitable for waste uses through Policy W1

Where appropriate other employment and ancillary uses will be permitted on allocated employment sites where the proposed development complements and enhances the site's role as identified in the Employment Site Allocation table.

4.4.3 Allocated employment sites will complement existing employment sites in providing a continuous supply of appropriate employment land across the Plan area to accommodate expansion in the economy, to replace and upgrade the existing supply of



APPENDIX II

TOWLER SHAW ROBERTS LLP MARKETING BROCHURE FOR UNIT 38 **MOCHDRE INDUSTRIAL ESTATE, NEWTOWN**



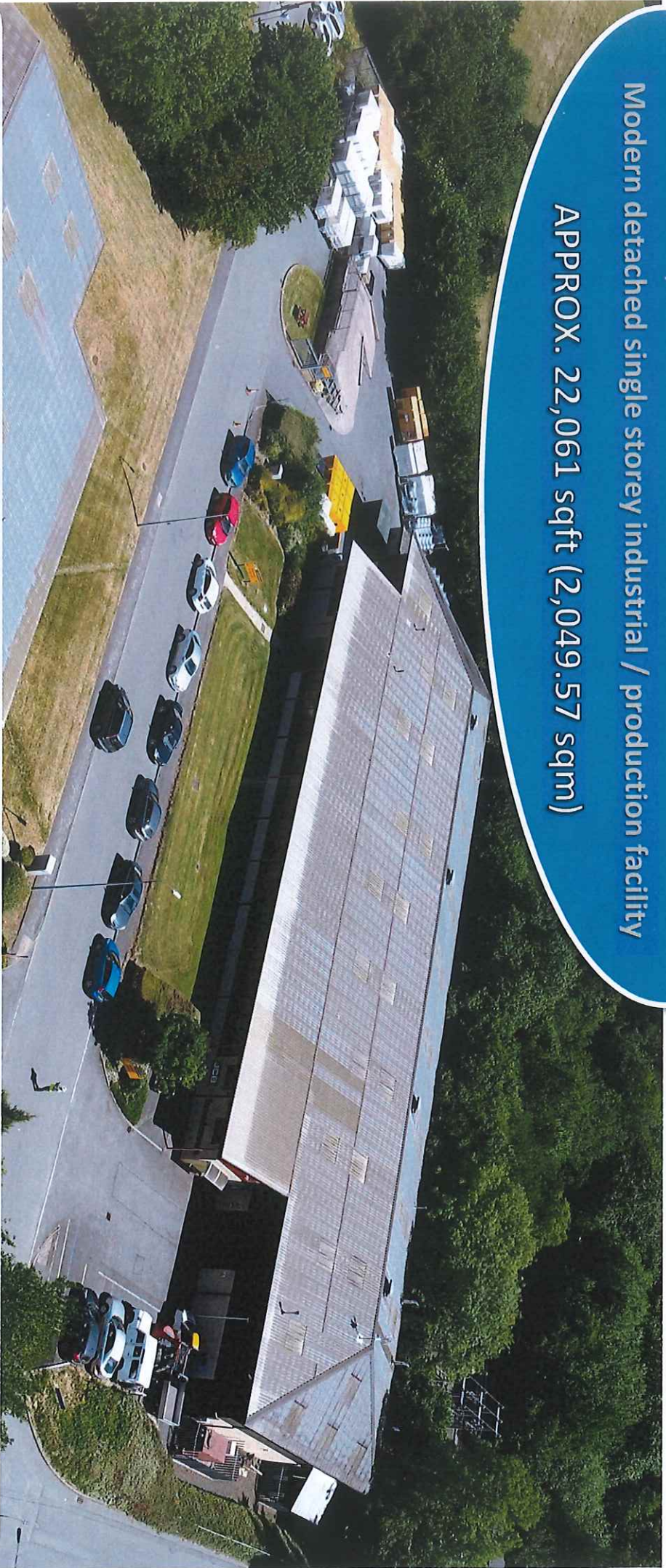
THE TOWLER SHAW ROBERTS GROUP
IS A LEADING PROVIDER OF
LEGAL AND FINANCIAL SERVICES
TO THE UK AND INTERNATIONAL
BUSINESS COMMUNITY



FOR SALE

Modern detached single storey industrial / production facility

APPROX. 22,061 sqft (2,049.57 sqm)



UNIT 38 MOCHDRE INDUSTRIAL ESTATE,

NEWTOWN, POWYS, SY16 4LE

TSR

TOWLER SHAW ROBERTS



Location

The property occupies a convenient location within Mochdre Industrial Estate with good access to the main road networks. Mochdre Industrial Estate is one of three principal estates serving Newtown and is located on the west side of Newtown approximately 1 mile from the Town Centre with access via the main A489 trunk road. Newtown is centrally located in Mid-Wales and is the principal economic and administrative centre for the area being situated approximately 30 miles west of Shrewsbury and 40 miles east of Aberystwyth.

Description

The property comprises a modern detached single storey industrial / production facility with integral offices and staff accommodation.

The production area with an eaves height of approx. 5 meters, offers spacious open plan facility with roller shutter access doors to both the front and side of the building. The accommodation benefits from gas fired warm air heating, fluorescent strip lighting and concrete flooring.

To the front of the building is a single storey open plan office facility having a suspended ceiling with inset lighting, carpeted flooring, gas fired radiator central heating and sealed unit double glazed windows. In addition there is a staff kitchenette, mess room and separate toilet facilities.

Externally the property boasts a separate yard incorporating a container loading ramp with access via security gates to the front and separate on site car parking facilities.

Accommodation

| | Sqft | Sqm |
|---------------------|-----------|----------|
| Main Production Bay | 17,436 | 1,619.84 |
| Extension | 1,061 | 98.54 |
| Extended Store | 547 | 50.86 |
| Offices | 3,017 | 280.33 |
| | Total GIA | 22,061 |
| | | 2,049.57 |

Tenure

The property is offered For Sale inviting offers in the region of £700,000 for the Freehold interest with vacant possession upon completion.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Factory and premises
Rateable Value – £52,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority

Energy Performance Rating – C - 72

Services (Not Checked or Tested)

We are advised that mains water, electricity, gas and drainage services are connected. Interested parties are advised to check the position with their advisors/contractors.

Planning

We understand that the property has an established commercial/industrial use within B2 (General Industrial) of the Town and Country Planning (Use Classes) Order 1987.

Mochdre Industrial Estate is an established employment area and the property will lend itself for a range of alternative uses within the provisions of B1 (business), B2 (General Industrial) and B8 (storage/distribution) as defined under the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries with the Local Planning Authority reporting their intended use.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS. TEL: 01938 552 828.

Legal Costs

Each party are to be responsible for their own legal fees incurred in this transactions.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Vendor has elected to charge VAT on the property.

Viewing

Strictly by appointment with the sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

Consumer Protection from Unfair Trading Regulations 2008

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APPENDIX III

TOWLER SHAW ROBERTS LLP MARKETING BROCHURE FOR PLOTS 1 & 2 BUTTINGTON CROSS ENTERPRISE PARK, WELSHPOOL

WILLIAM H.

TO THE HONORABLE SENATE OF THE UNITED STATES
IN SENATE, FEBRUARY 1, 1901.

On instructions of the Welsh Assembly Government, Department for the Economy and Transport

FOR SALE BY INFORMAL TENDER



PLOTS 1 AND 2 BUTTINGTON CROSS ENTERPRISE PARK WELSHPOOL POWYS

- Two commercial development sites suitable for B1, B2 and B8 uses
- Plot 1 - 1.6 acres (0.64 hectares)
- Plot 2 - 1.31 acres (0.53 hectares)
- Occupying a prominent location at the entrance to the expanding and popular Buttington Cross Enterprise Park with direct access onto the A483 trunk road
- Available for sale either separately or as a whole

CLOSING DATE FOR RECEIPT OF OFFERS FRIDAY 7th DECEMBER 2007



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

SHREWSBURY | TELFORD | WOLVERHAMPTON

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Email: shrewsbury@tsrsurveyors.co.uk | www.tsrsurveyors.co.uk

PLOTS 1 AND 2 BUTTINGTON CROSS ENTERPRISE PARK, WELSHPOOL, POWYS

LOCATION:

The sites occupy a prime location at the entrance to the expanding and popular Buttington Cross Enterprise Park which is located approximately 1 mile west of Welshpool Town Centre with direct access onto the main A483 trunk road.

Buttington Cross Enterprise Park is the premier business and commercial location attracting a number of national and international Companies.

Welshpool is an important Market Town and commercial centre within the Mid Wales economy having a current population in the order of 6,000. The Town is strategically located approximately 20 miles to the west of Shrewsbury via the A458 and lies approximately 14 miles to the north east of Newtown via the A483. Oswestry and Wrexham are approximately 16 and 30 miles respectively via the A458 and A5 trunk roads.

DESCRIPTION:

Plot 1 extends to 1.6 acres. Plot 2 extends to 1.31 acres. Each site provides a prime opportunity to develop a high quality scheme(s) for B1, B2 and B8 uses. In addition Plot 1 may also be suitable for a hotel or similar use, subject to planning.

DEVELOPMENT PROPOSAL:

The Welsh Assembly Government is seeking a development partner to develop the individual sites to build on the success of other developments currently on the Enterprise Park. The partner is expected to work with the Vendors to deliver a good quality well designed scheme that incorporates high levels of sustainability with the aim of meeting the BREEAM "Excellent" rating and provides maximum economic benefits to the region including employment opportunities.

TENURE:

The individual sites are offered for sale on a freehold basis with the benefit of vacant possession on completion. It is intended that the successful purchaser (s) will enter into a Development Agreement with the Welsh Assembly Government regarding their proposed scheme.

METHOD OF SALE:

The sites are to be sold by informal tender with all tenders to be submitted by **12 noon on Friday 7th December 2007**. Conditions of the informal tender are as follows:

- (a) The vendors are under no obligation to accept the highest, best or any offer.
- (b) All offers should be clearly made in actual sums sterling and no reference made to any other bids. This transaction will be subject to VAT. All bids to be shown as exclusive of VAT.
- (c) Potential purchasers should indicate whether their offer is subject to any limitation or condition, such as a planning condition or, for example, whether the offer is subject to the sale of another property.
- (d) A proposal for the site(s) should be provided which will be considered for likely benefits to the local economy and workforce. Guidance can be found in the following publications available to download on www.wales.gov.uk: "WAVE - Wales a Vibrant Economy" and "Creating Sustainable Places". The proposal should include a sketch scheme to demonstrate a well designed development that compliments the style and theme of the estate, with due regard to the BREEAM "Excellent" standard.
- (e) Evidence of funding, eg a letter from a bank or mortgage provider, should be included to indicate that funds are available to complete the proposed scheme.
- (f) All offers should give the full name and address of the prospective purchasers together with the name and address of their Solicitor.
- (g) All bids are to be received by 12 noon on Friday 7th December 2007 and should be addressed to Mrs E A Jones, Department for the Economy and Transport, Welsh Assembly Government, Ladywell House, Newtown, Powys, SY16 1JB and clearly marked 'Bids for Buttington Cross Enterprise Park'. If bids are not marked in this way, the vendors reserve the right to reject the same.
- (h) The Welsh Assembly Government reserves the right to withdraw the site from sale at any time before exchange of contracts.
- (i) The sites are being sold subject to contract.

TSR House Brassey Road Old Potts Way
Shrewsbury Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

also at

Kingsland House Stafford Court Telford Shropshire TF3 3BD
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West Midlands WV1 4XB Tel: 01902 421216 Fax: 01902 426234

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- (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

SERVICES: (Not checked or tested)

Buttington Cross Enterprise Park is served with mains water, electricity, gas and drainage.

Prospective purchasers must make their own enquiries with the individual utility companies regarding capacity and availability of services for their particular scheme before submitting a proposal.

TOWN PLANNING/USE:

The site(s) may be suitable for a range of uses subject to planning consent. The site is currently zoned for employment use, however part of the site has previously had consent for a hotel. Interested parties are advised to make their own enquiries with the Local Authority, Powys County Council, on (01938) 552828.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS ETC:

The sites are sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may exist whether mentioned in these particulars or not.

GROUND CONDITIONS AND CONTAMINATION:

Prospective purchaser(s) are required to undertake their own investigations and fully satisfy themselves as to the suitability of the respective sites for any use or development scheme proposed.

LOCAL AUTHORITY:

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS. Tel (01938) 552828.

COSTS:

Each party are to be responsible for their own legal and surveyors costs incurred.

VIEWING:

The sites are vacant and available for inspection at any time. Interested parties are advised to contact the sole selling agents - Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: (01743) 243900.

VAT:

This transaction will be subject to VAT.

LIMITATIONS:

All measurements and areas set out in these property particulars are approximate.

The mention of any appliances and/or services within these sales particulars do not imply they are in full and efficient working order.

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

26/10/07

TSR House Brassey Road Old Potts Way
Shrewsbury Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

also at

Kingsland House Stafford Court Telford Shropshire TF3 3BD
Tel: 01952 210222 Fax: 01952 210219

and

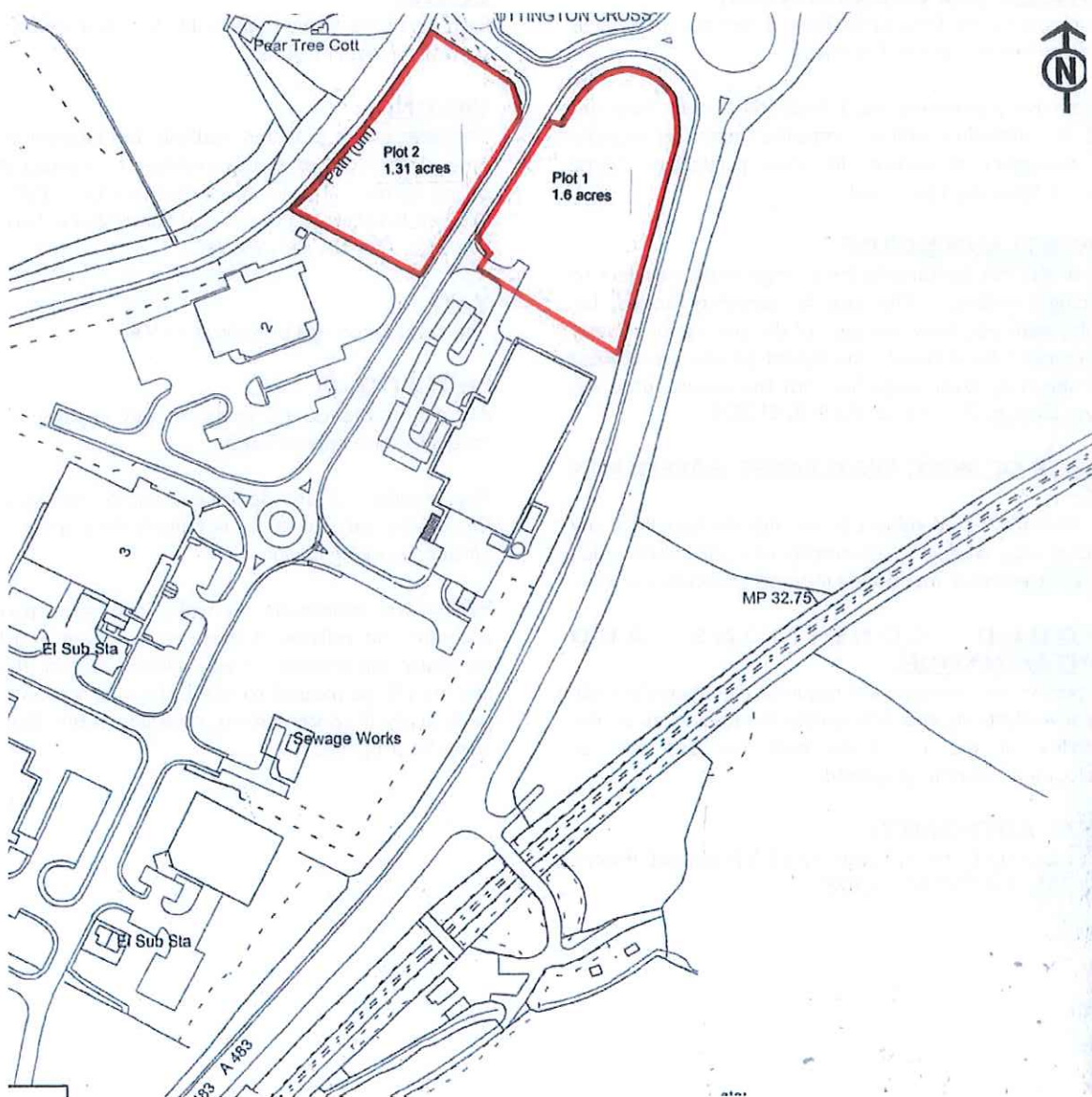
Derwent House 42-46 Waterloo Road Wolverhampton
West Midlands WV1 4XB Tel: 01902 421216 Fax: 01902 426234

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in England and Wales No OC305924

MISREPRESENTATION ACT 1967

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that:

- (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and
- (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."



For Reference Only

Scale: Not to Scale

**Location: Buttington Cross Enterprise Park
Nr Welshpool
Powys**

TSR House Brassey Road Old Potts Way
Shrewsbury Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

also at

Kingsland House Stafford Court Telford Shropshire TF3 3BD
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