



Breaker's and Storage Yard  
Hanney Park East Hanney OX12 0HP

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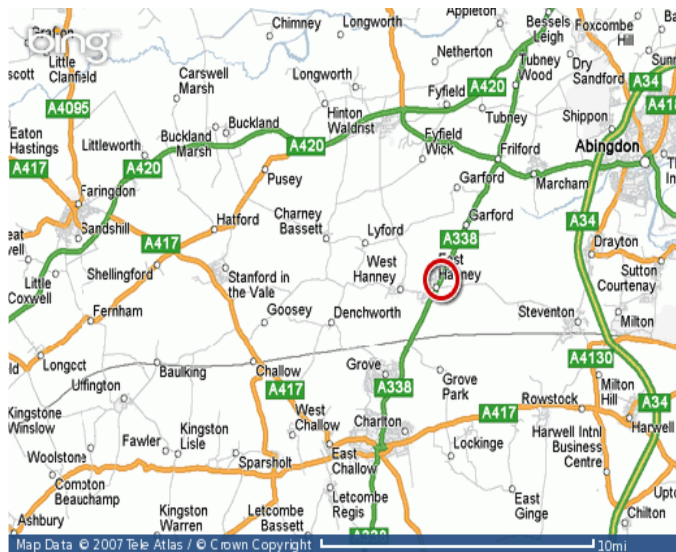
## Hanney Park. East Hanney. OX12 0HP

Well located yard with varied consent for storage, haulage and vehicle breaking.

About 0.95ha (2.34 acres)

### Description

A large yard extending to 2.34 acres in all lying on the eastern edge of East Hanney with direct access to A338. The site lies close to the Milton Park interchange on the A34 providing excellent communications to the M4 and M40. The towns of Wantage, Abingdon, Didcot and Oxford lie within easy reach.



### Planning

The yard has consent under, in part a planning consent and in part a Certificate of Lawful Use or Development for the following uses:

- The operation of a haulage contractors business
- Storage and dismantling of vehicles and mechanical equipment for recycling of spare parts. A prospective lessee would need to apply for an ELV storage and depollution centre license.
- The purchase and sale of second-hand materials of a wide variety of types including the storage of such materials
- The purchase and sale of goods for use in agriculture
- The storage of various items for and on behalf of others
- Storage of fire wood

Further details and plans showing the areas available for the above uses are available from the letting agents.

### Local Authority

Vale of White Horse District Council  
Abbey House  
Abingdon  
Oxfordshire OX14 3JE  
Telephone: 01235 520202

### Lease Terms

The property is available for lease on flexible terms. The lessor will consider subdividing the site for compatible businesses.

### Rental

Rental figures to be subject to negotiation. Rates to be paid by the occupier.

### Services

Three phase electricity and mains water can be connected by separate negotiation.

### Viewings

Please note viewings are by appointment with the letting agents only on 01367 242422.

Ref: Andrew Brown or Christopher Marriott.

### Directions

From Oxford take the A420 west towards Faringdon and Swindon. At Tubney Woods take A338 south towards Wantage. As you enter East Hanney the yard is on the right hand side 500m after the Italian Restaurant (La Fontana).

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