



The Duke Of Edinburgh, Cricklade Road

Swindon, SN2 1AE

**3-STOREY BUILDING WITH
OUTLINE PLANNING CONSENT
FOR CONVERSION. FOUR 1
BEDROOM FLATS WITH
PARKING ALONG WITH FOUR
NEW BUILD FLATS**

3,757 sq ft
(349.04 sq m)

- RESIDENTIAL CONVERSION AND DEVELOPMENT OPPORTUNITY
- FULL PLANNING CONSENT SOUGHT FOR FOUR 1 BEDROOM FLATS AND FOUR NEW BUILD FLATS

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Summary

Available Size	3,757 sq ft / 349.04 sq m
Price	Offers in the region of £500,000.00 plus VAT
Rateable Value	£10,000.00
Rates Comment	Based on 2023 valuation
EPC	Upon enquiry

Location

The subject premises is situated on the busy through route of Cricklade Road close to all the local amenities.

///what3words

<https://what3words.com/gains.scouts.cost>

Description

The 3 storey building was previously occupied as a Public House.

A full planning application has been submitted under application reference S/23/0983/MILE which can be seen at Swindon.gov.uk/planning for redevelopment comprising 4 No. C3 residential units together with 4 new build C3 1 bedroom flats.

We are currently not expecting to hear anymore regarding determination of the application until Spring 2024.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	3,757	349.04
Total	3,757	349.04

Anti Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these Regulations once terms have been agreed.

Viewings

Strictly by prior appointment through the sole agent.



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