

FOR SALE FREEHOLD

A HIGHLY PROMINENT
EMPLOYMENT LAND
OPPORTUNITY FRONTING
THE BUSY A350

UP TO 7.22 ACRES
(2.92 HA)

CHIPPENHAM BUSINESS PARK

BIRDS MARSH
NORTH CHIPPENHAM
SN15 5LR

CHIPPENHAM BUSINESS PARK

Chippenham Business Park is situated due north of Chippenham Town Centre and less than 3 miles south of Junction 17 of the M4 motorway. Bristol and the M4/M5 interchange are approximately 25 miles west and Swindon is circa 18 miles to the east.

The A350 provides direct dual carriageway access to the site which then continues around the north west of the Town to Melksham, Trowbridge and ultimately the South Coast.



CHIPPENHAM TOWN CENTRE

Chippenham Town Centre is approximately 1.5 miles to the south of the site and the mainline train station provides access to London Paddington in about 70 minutes and Bristol Temple Meads in less than half an hour.

Chippenham Business Park forms the employment zone of Birds Marsh which is a new residential district of some 750 homes. There is a Morrisons supermarket complete with a PFS immediately opposite.



NEARBY CHIPPENHAM
RAILWAY STATION



FORMS PART OF THE EMPLOYMENT
ZONE OF BIRDS MARSH





DESCRIPTION

7.22 ACRES SITE



OFFICE



DISTRIBUTION



INDUSTRIAL

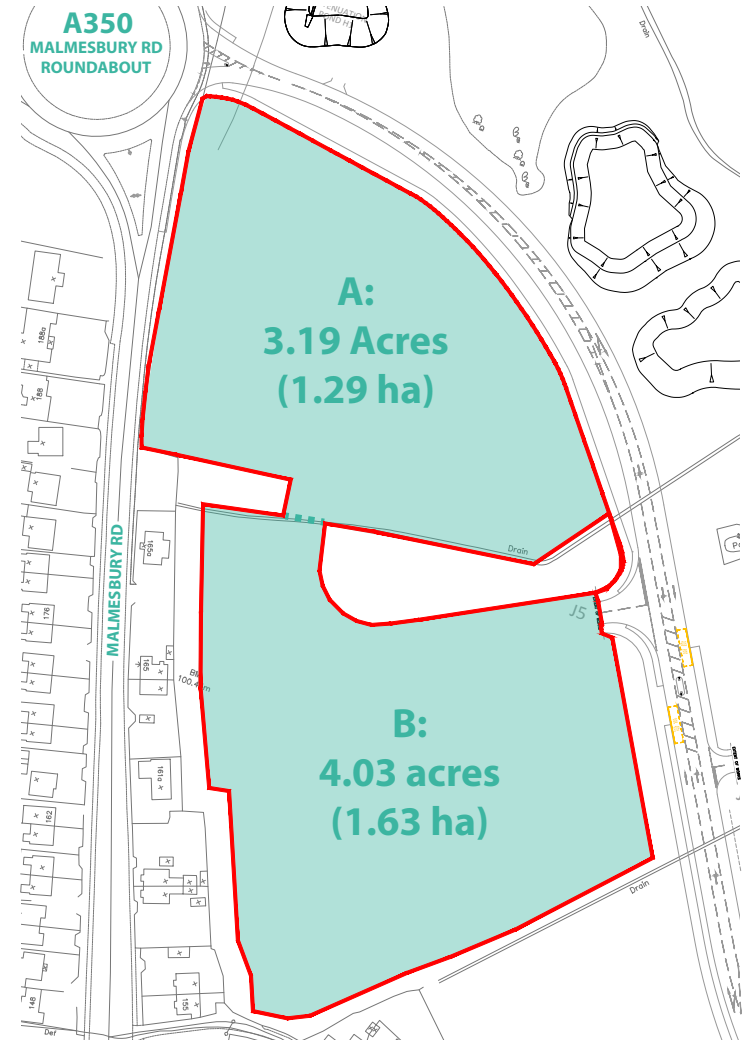


ROADSIDE

The site is highly prominent fronting the main road into Chippenham from the M4 & the Malsbury Road roundabout.

The site is edged by the new road accessing the north west areas of the Town via a single access point and there is a single row of detached and semi detached dwellings to the west side of the site fronting Malsbury Road itself.

Chippenham Business Park is to be sold for commercial development and it is envisaged that the site is suitable for conventional Employment uses (Office, Industrial, Distribution) or complementary alternative uses.



TOTAL SITE AREA 7.22 ACRES (2.92 HA)

SITUATION

SN15 5LR

DRIVE DISTANCES

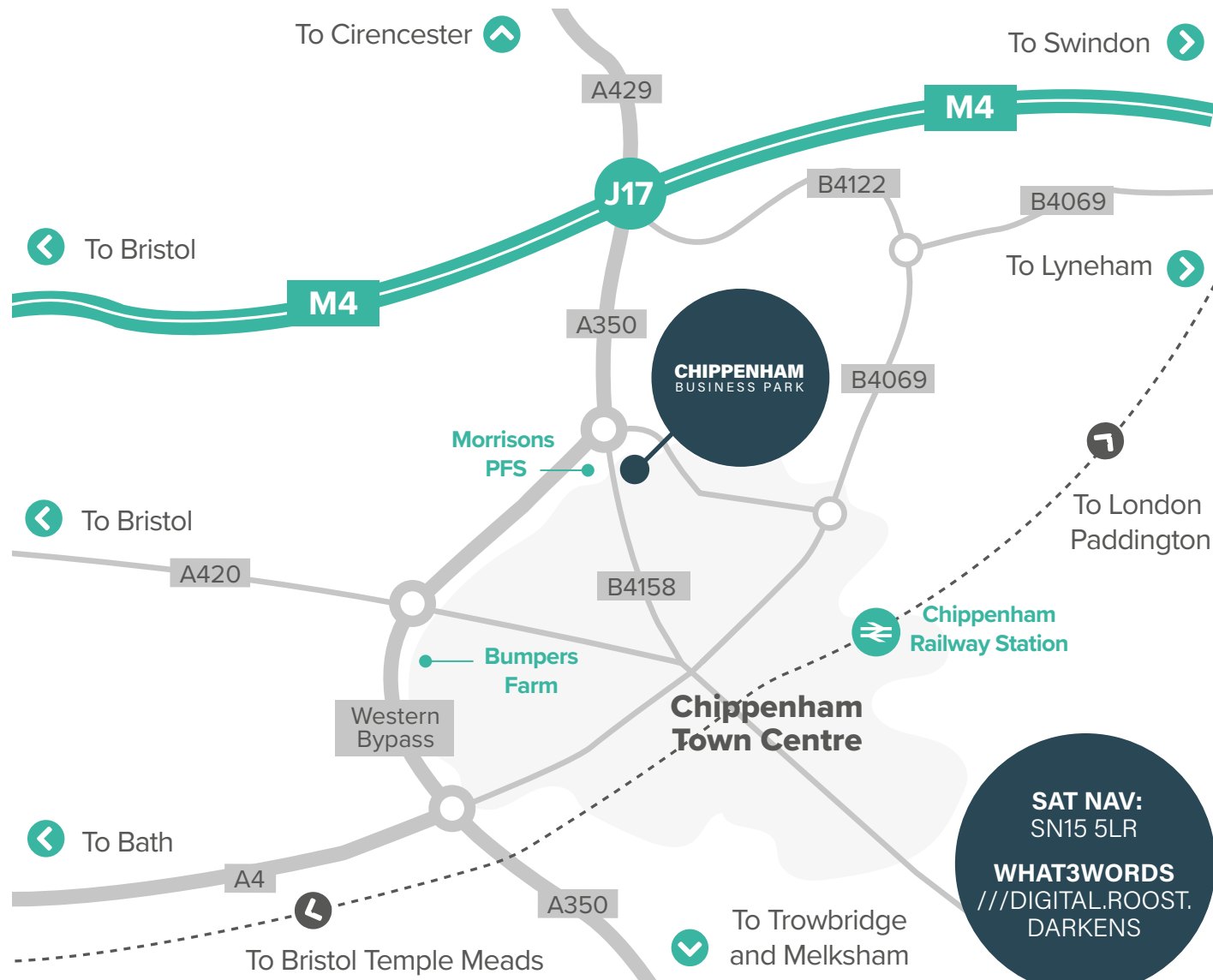


Chippenham Town Centre	1.5 miles
Junction 17 M4	2.7 miles
Bristol	25 miles
M4/M5 Interchange	24 miles
Swindon	18 miles
Reading	57 miles
London	91 miles
Bath	14 miles
Melksham	9 miles
Trowbridge	15 miles

TRAIN TIMES



Chippenham Station	1.5 miles
Bristol Temple Meads	26 mins
London Paddington	70 mins
Swindon	13 mins
Reading	43 mins
Bath	11 mins



SAT NAV:
SN15 5LR

WHAT3WORDS
///DIGITAL.ROOST.
DARKENS

FURTHER INFORMATION

Planning

The site was granted outline planning permission for Classes B1 (light industrial), B2 (general industrial) and B8 (storage & distribution) under application number N/12/00560/OUT which has now lapsed.

Interested parties should speak to Wiltshire Council to ascertain what further uses may be appropriate.

Data Room

Interested parties are encouraged to speak to the Sole Agents to obtain access to the Data Room where there is additional background information comprising site plans and a summary relating to the title and overage. The data room content is for information only and provided without any warranty or reliance.

VAT

Under the Finance Acts 1989 & 1997, VAT will be charged at the prevailing rate in addition to the sale price agreed.

Anti Money Laundering

The successful Purchaser will be required to provide relevant information to satisfy the AML / KYC Regulations prior to the instruction of solicitors.

Legal Costs

Each Party will be responsible for their own legal costs.

Proposal

The site which comprises 7.22 acres gross is for sale on a freehold basis with vacant possession.

Preference will be given to the transfer of the site as a whole but consideration may be given to the sale of plots.

Offers in excess of **£750,000** per acre exclusive of VAT are sought.

The site will be subject to an overage provision in favour of the previous landowners and there are two overages which expire in February 2032 and February 2033.

The sale will be subject to a Restriction on Title prohibiting residential development.

CHIPPENHAM BUSINESS PARK

For further information

Please contact the sole agents.



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. August 2023.

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