



FOR SALE

Former Countrywide Site

Melksham, Bradford Road, Wiltshire SN12 8LQ

Freehold Development Site - 2.52 acres (1.02 hectares)

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Location

Location

Melksham lies approximately 11 miles to the south of Junction 17 of the M4. It is about 6 miles south of Chippenham and 6 miles north east of Trowbridge via the A350, much of which has recently been upgraded around Chippenham to dual carriageway. Bath is approximately 10 miles to the west of Melksham.

The site is situated approximately 0.5 miles west of the town centre with frontage to one of the main A350 roundabouts. A large Asda supermarket is adjacent to the site and Challemead Business Park is diagonally opposite. Immediately opposite the site on the other side of Bradford Road are open fields.



M4 – J17



11 miles north

Trowbridge



6 miles southwest

Chippenham



6 miles

Melksham



1/2 mile

Location | Description

Description

The site was formerly home to Countrywide which operated as a country store and garden centre. The buildings have since been demolished.

The regular shaped rectangular site has two main entrances and is level apart from two large piles of graded aggregate.

Topographical and Services reports have been commissioned and are available for purchasers upon request to the Joint Selling Agents.

The site is believed to be suitable for a wide range of other potential uses, subject to planning.

Area	Acres	Hectares
Site	2.52	1.02

Services

We are advised that all main services are available to the site including electricity, gas, water, drainage and telecomms.

We have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.



Planning | Rates | EPC | Terms

Planning

The previous use was a Class A1 retail store with an associated garden centre.

Planning permission for a Builders Merchants with a total GEA of 20,770 sq ft was granted on 15 February 2023 (ref PL/2021/11498).

Interested parties should make their own enquiries to the Planning Department of Wiltshire Council 0300 456 0100 or www.wiltshire.gov.uk

Business Rates

The property was removed from the Rating List following demolition in 2019. See www.voa.gov.uk

Energy Performance Certificate

There is no EPC as there are no buildings on site.

Purchase Price

The property is offered for sale on a freehold basis with vacant possession and offers in excess of £2m (two million pounds) are invited.

Unconditional offers are preferred but Conditional interest will also be considered.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price. We recommend that prospective purchasers establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents:

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Subject to Contract

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