

FOR SALE (or may let)

Carter Jonas



Site at Old Dairy Lane,
Winterborne Monkton,
Swindon,
Wiltshire,
SN4 9NW

Commercial Development Site

Approx: 0.126 hectares / 0.311 acres

- Planning Consent for Offices and Storage and Distribution (Sui Generis Use)
- Consent for 328 sq m / 3,530 sq ft
- Accessible rural location

LOCATION

The site is situated on the outskirts of the village of Winterbourne Monkton being located just north of Avebury and 10 km northwest of Marlborough and 15 km of Swindon. The property has good road links being situated on the A4361 with easy access to the A4 to the south and the M4 to the north.

DESCRIPTION

The site is accessed via a private road off the A4361 leading to established commercial premises and a new residential development.

The site comprises the commercial element of a part implemented planning consent which is as follows:-

16/00151/FUL—Demolition of agricultural buildings, conversion of Long Barn to form 3 no. dwellinghouses, conversion of cartshed to form single dwellinghouse and erection of 8 dwellings. Erection of community building (D1), erection of employment building (B1 & B8), extension to private way, car parking and associated landscaping (revision to planning permission 14/0910/FUL).

The consented site extends to 0.126 ha (0.311 acres) but additional area may be available.

The site is level, having a timber boundary fence and being predominantly hard standing surface.

PRICE/RENT

On application to Agents.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

To be assessed following development completion.

ACCOMMODATION

Plans attached to the planning application show a single storey property having a Gross Internal Area of 328 sq m / 3,530 sq ft with 10 on site parking spaces.



TENURE

Freehold. Alternatively a lease may be considered.

VIEWINGS

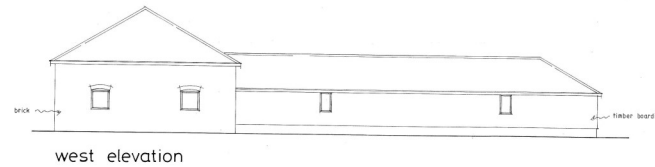
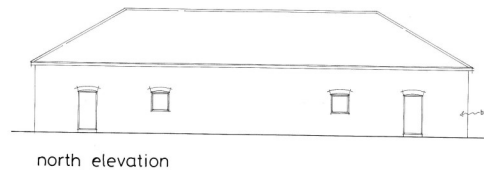
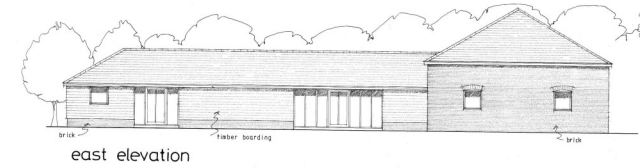
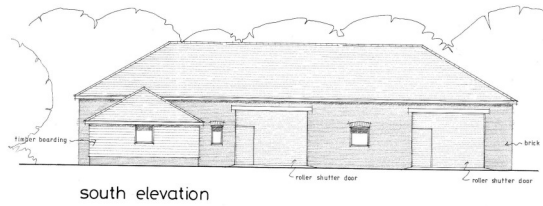
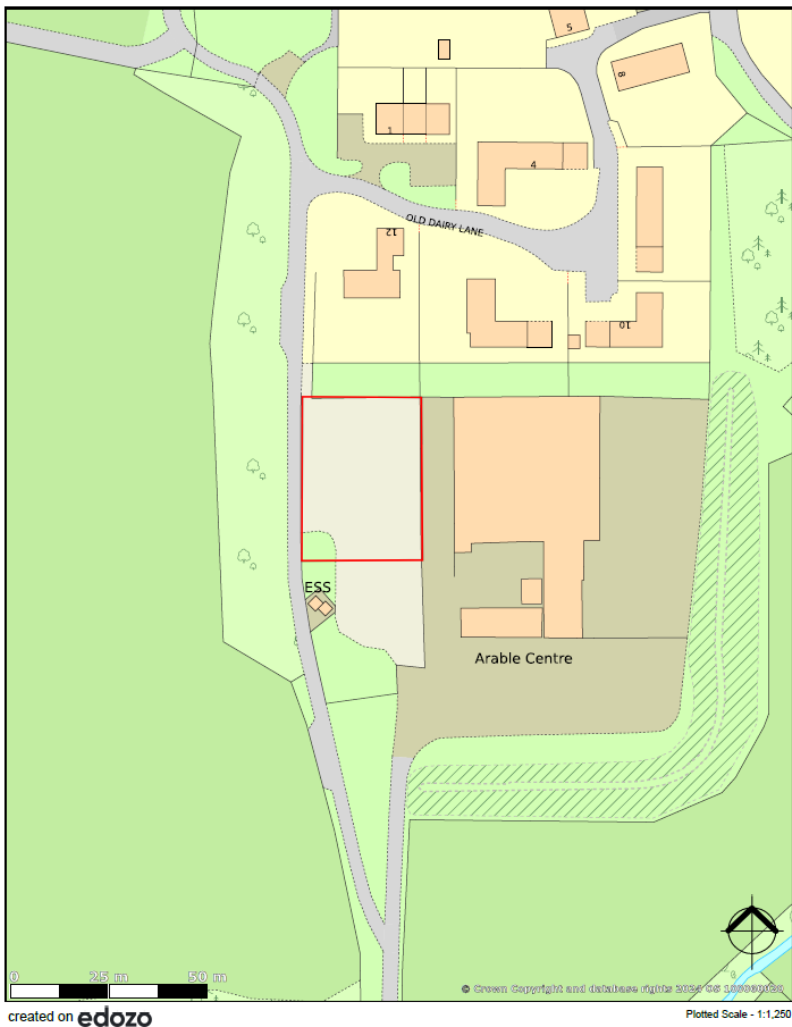
All viewings should be made through the sole agent, Carter Jonas 01225 747260.

EPC

To be assessed following development completion.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

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IMPORTANT INFORMATION

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