

CHISELDON HOUSE, STONEHILL GREEN, WESTLEA, SWINDON, SN5 7HB

Freehold Development Opportunity – With prior approval for 16 residential dwellings

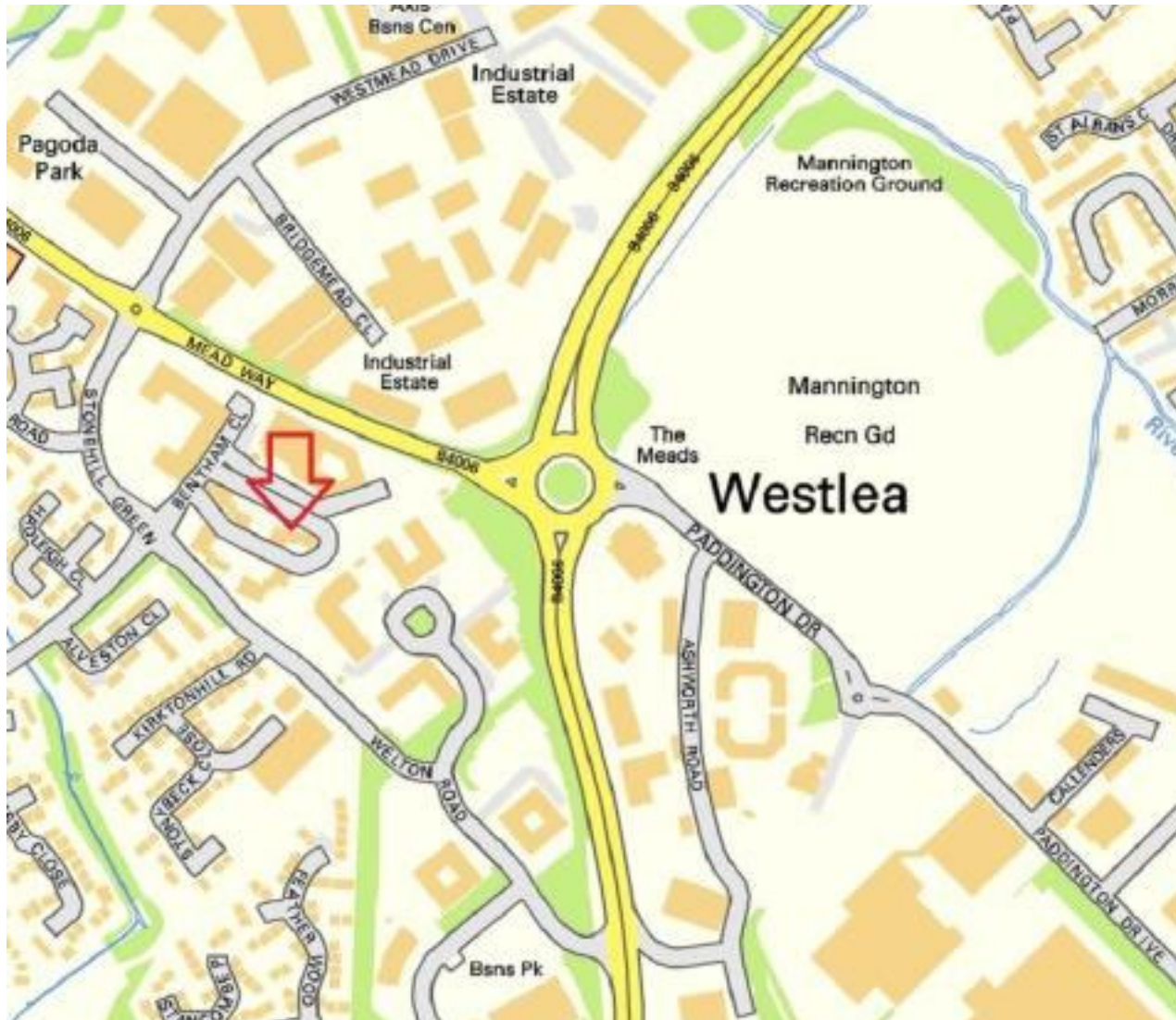


- Located within a desirable residential area.
- Swindon Town Centre and rail station are within 2.5 miles of the subject property.
- The subject is arranged over the ground floor and first floor, comprising of a GIA of 11,414 sq ft.
- The property is being sold with vacant possession.
- The subject property is sold with Prior planning approval for 16 dwellings. Application number S/PO2R/22/1270
- Freehold
- Price: £750,000

LOCATION

Stonehill Green is a complex of 4 buildings providing residential and office accommodation. Within the heart of West Swindon, Stonehill Green is accessed off Meads Way and Great Western Way which leads directly to J.16 of the M4.

Swindon Town Centre and the railway station is approx. 2.5 miles distant.



DESCRIPTION

The property is arranged over the ground and first floor in two wings off a central core

The property has been striped back to shell and core condition throughout.

The building has recently been upgraded to include EWS1 compliant cladding.

PLANNING

The property has Prior Approval for a Change of Use from office to 16. residential flats (application no. S/PO2R/22/1270) dated 3rd October 2022. A condition of this approval is that the development must be completed within a period of 3 years from the date of the approval. Purchasers must make their own enquires

As the Prior Approval has not been implemented, the property still has an existing use which falls under use class E, which in addition to office use, includes medical and health services, day nursery or day centre, indoor sport, recreation or fitness.

It is also felt that the property would be suitable for uses within use class F which includes the provision of education, places of worship, and meeting halls.

Planning will be required for a change of use from use Class E to use Class F.

Potential purchasers are advised to contact the local planning authority to discuss alternative uses.



ACCOMMODATION

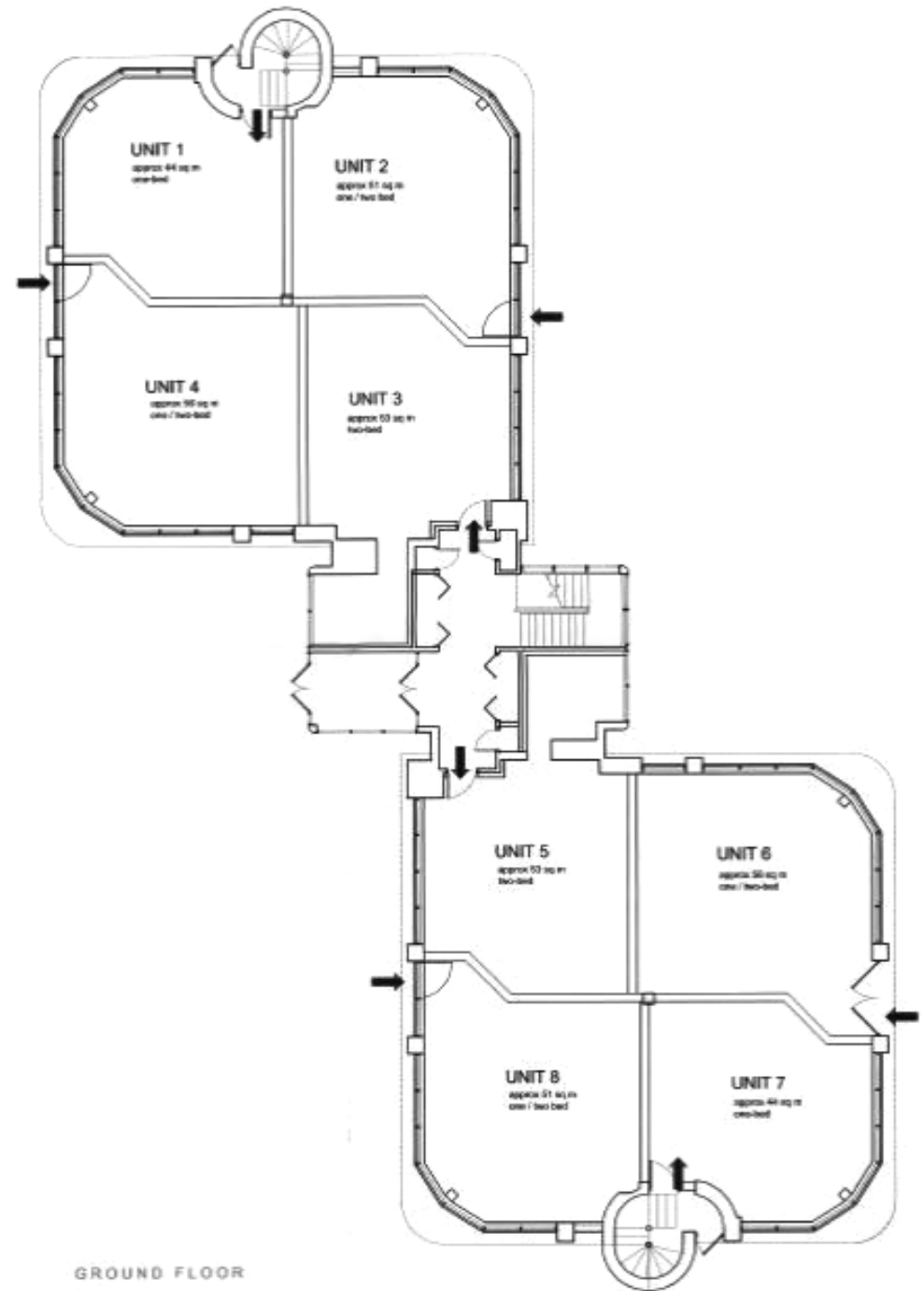
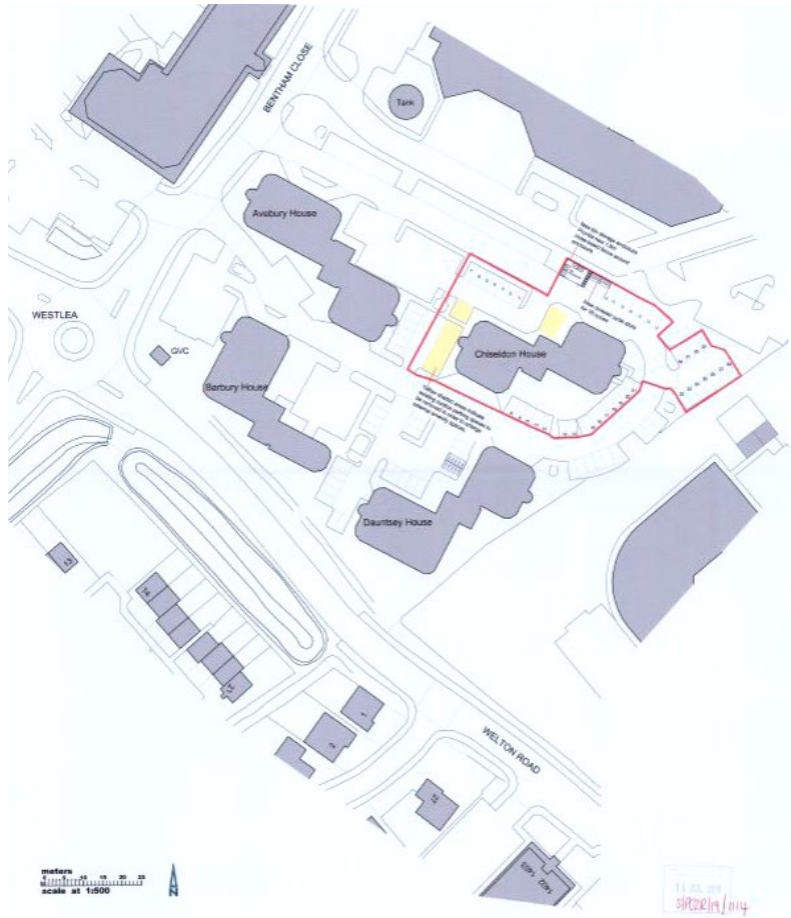
We have measured the property in accordance with the RICS Code of Measuring Practice and found it to provide the following approximate Gross Internal Area.

Chiseldon House	1,060 Sq m	11,414 Sq ft
------------------------	-------------------	---------------------

ESTATE SERVICE CHARGE

The external areas of Stonehill Green are owned and managed by Shaw Road Swindon Management Company Limited, who administer the estate service charge. The freeholders of the individual buildings are shareholders of the Management Company.

Details of the service charge are available on request.



TENURE

Freehold

ANTI MONEY LAUNDERING

In order to comply with anti-money legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

VAT

The property is elected for VAT.

EPC

Energy Performance Certificate available on request.

PROPOSAL

We are instructed to seek offers of £750,000 (Seven hundred and fifty thousand Pounds) subject to contract and exclusive of VAT, for our client's freehold interest in the property.

Reflecting a low capital value of £65 per sq ft.

FURTHER INFORMATION

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



To arrange a viewing please contact:



Kyle Nicholls

Chartered Surveyor

07810 602 853

Kyle.nicholls@g-s.co.uk



Murray Walker

Director

07920 492 736

Murray.Walker@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2025