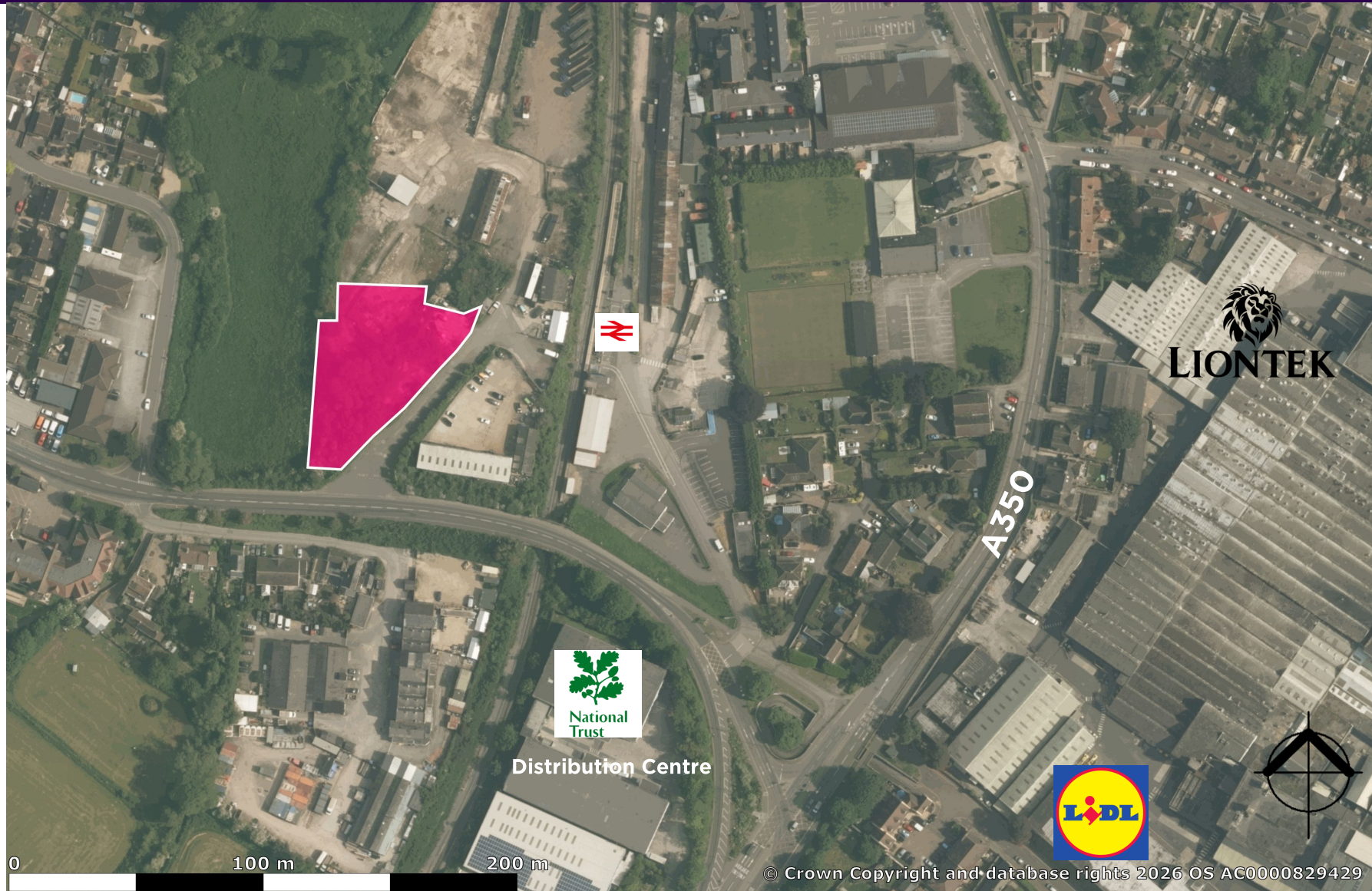


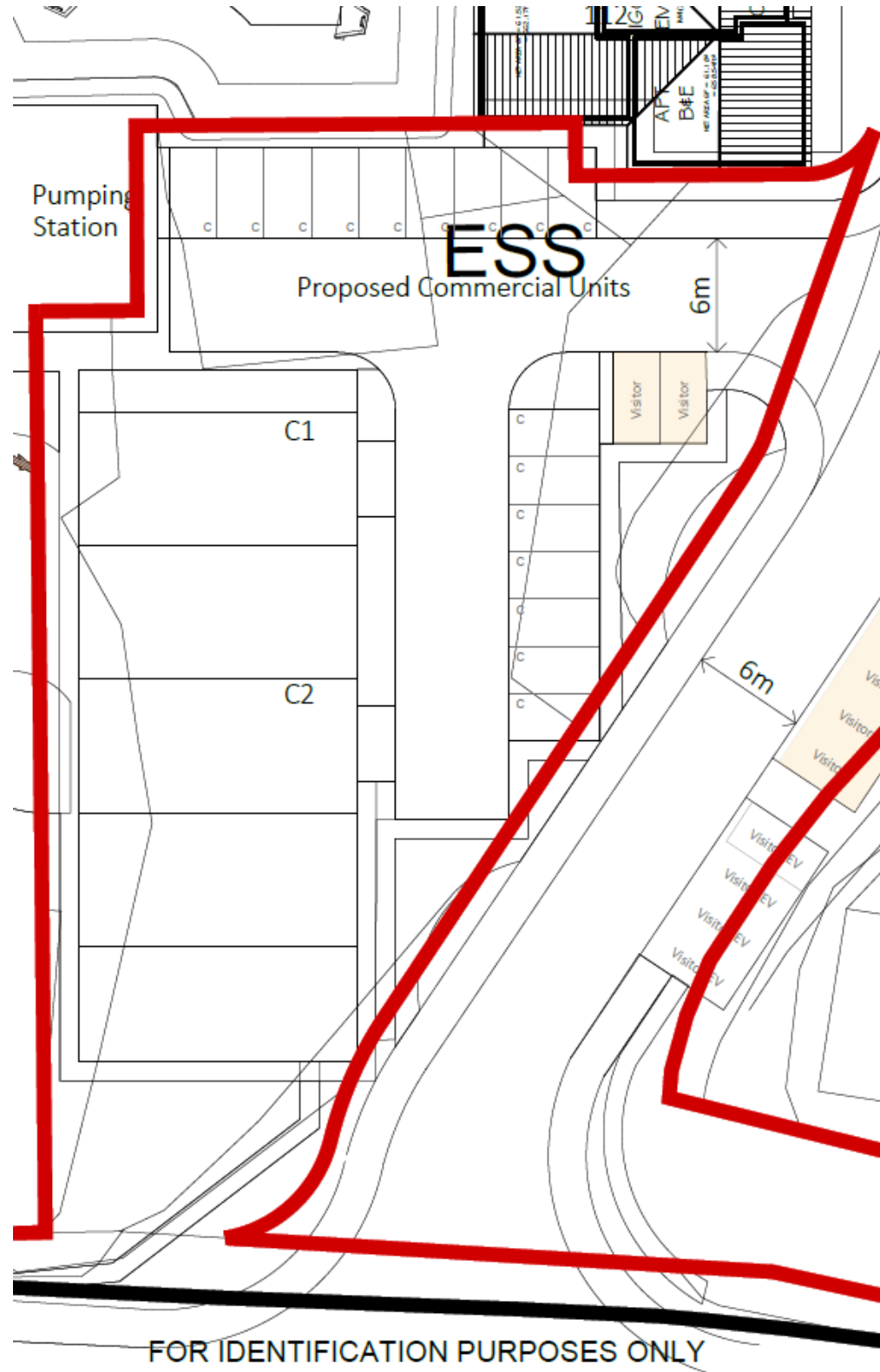
For identification purposes only



Land at
Station Approach
Wiltshire
Melksham
SN12 8DB

Development Land
0.4 Acres (0.162 Ha)

- Immediately adjacent to the A350
- Roadside visibility
- Planning consent for 675 sq m (7,265 sq ft) of employment/commercial space.



LOCATION

The property is well located just off the main A350, and accessed from the Bath Road in Melksham in close proximity to the train station. Approximately 13 miles from Bath, 7 Miles from Chippenham and 10 miles south of J17 of the M4.

DESCRIPTION

A roadside commercial development site in the established business and employment area of Station Approach, Melksham.

The site benefits from roadside prominence, making it ideally suited for owner-occupiers, developers, investors and business operators seeking a highly accessible commercial location. The property has the benefit of full planning consent for the development of approximately 675 sq m (7,265 sq ft) of flexible employment/commercial accommodation within Use Classes E(g)(ii), E(g)(iii), B2 and B8, providing versatility for a wide range of industrial, manufacturing, storage, distribution and business uses.

Key Features

- Flexible permitted uses comprising E(g)(ii), E(g)(iii), B2 and B8
- Prominent roadside position with excellent visibility.
- Immediate access to the A350 corridor.
- Established commercial location within Melksham for owner-occupiers, developers and investors.

ACCOMMODATION

	Hectares	Acres
Site area	0.162 ha	0.4 acres

TERMS

The freehold of the site is available to purchase

QUOTING PRICE

Please apply to the agents for quoting price

PLANNING

The site has planning consent for 675 sqm (7265 SqFT) of flexible employment/commercial space (Use class E(g)ii, iii/B2/B8). Planning Application No. PL/2022/06221

More information can be downloaded from the Wiltshire Council Planning portal. development.wiltshire.gov.uk

AML

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

SERVICES

Prospective occupiers are advised to make their own investigations as to their state and condition of services.

VAT

All prices quoted are exclusive of VAT.

EPC

Not Applicable

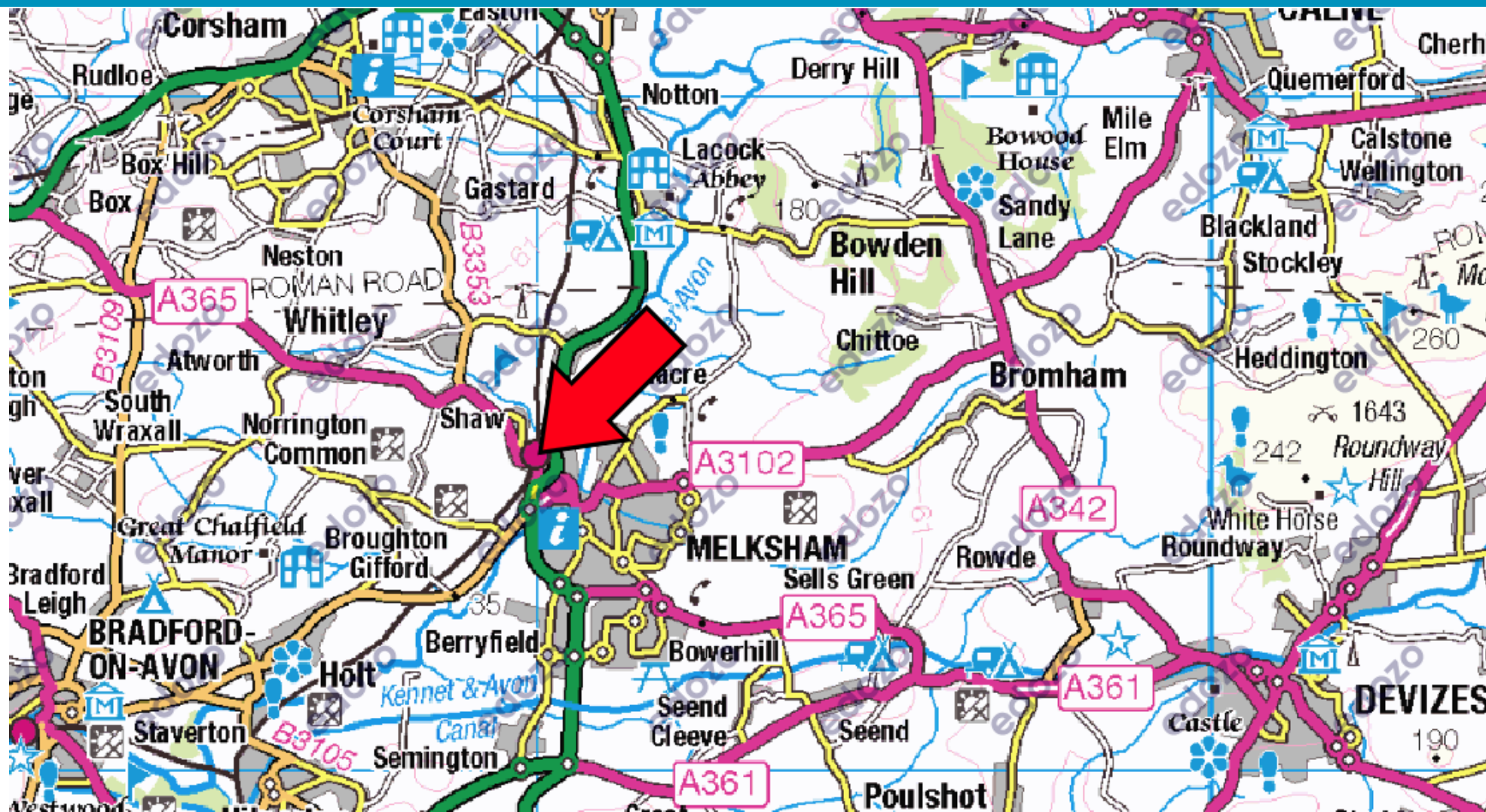
BUSINESS RATES

Prospective occupiers are advised to make their own enquiries in respect of the rates payable - [Find a business rates valuation - GOV.UK](#)

LEGAL COSTS

Each party to pay their own legal costs

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information or wish to view please contact:

Alison Williams MRICS

0117 922 1222 | 07917041109
alison.williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 07425 632476
Ed.cawse@carterjonas.co.uk

IMPORTANT INFORMATION

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