

CALNE
TOWN
CENTRE

PORTE MARSH
INDUSTRIAL ESTATE

A3102



**HIGH PENN
TRADE PARK**

OXFORD ROAD • CALNE WILTSHIRE • SN11 8RX

TESCO

OXFORD ROAD



A3102

M4 J16

FOR SALE

4.12 ACRES (1.67 HECTARES)

EMPLOYMENT LAND ON THE INSTRUCTIONS
OF LIDL GREAT BRITAIN LIMITED

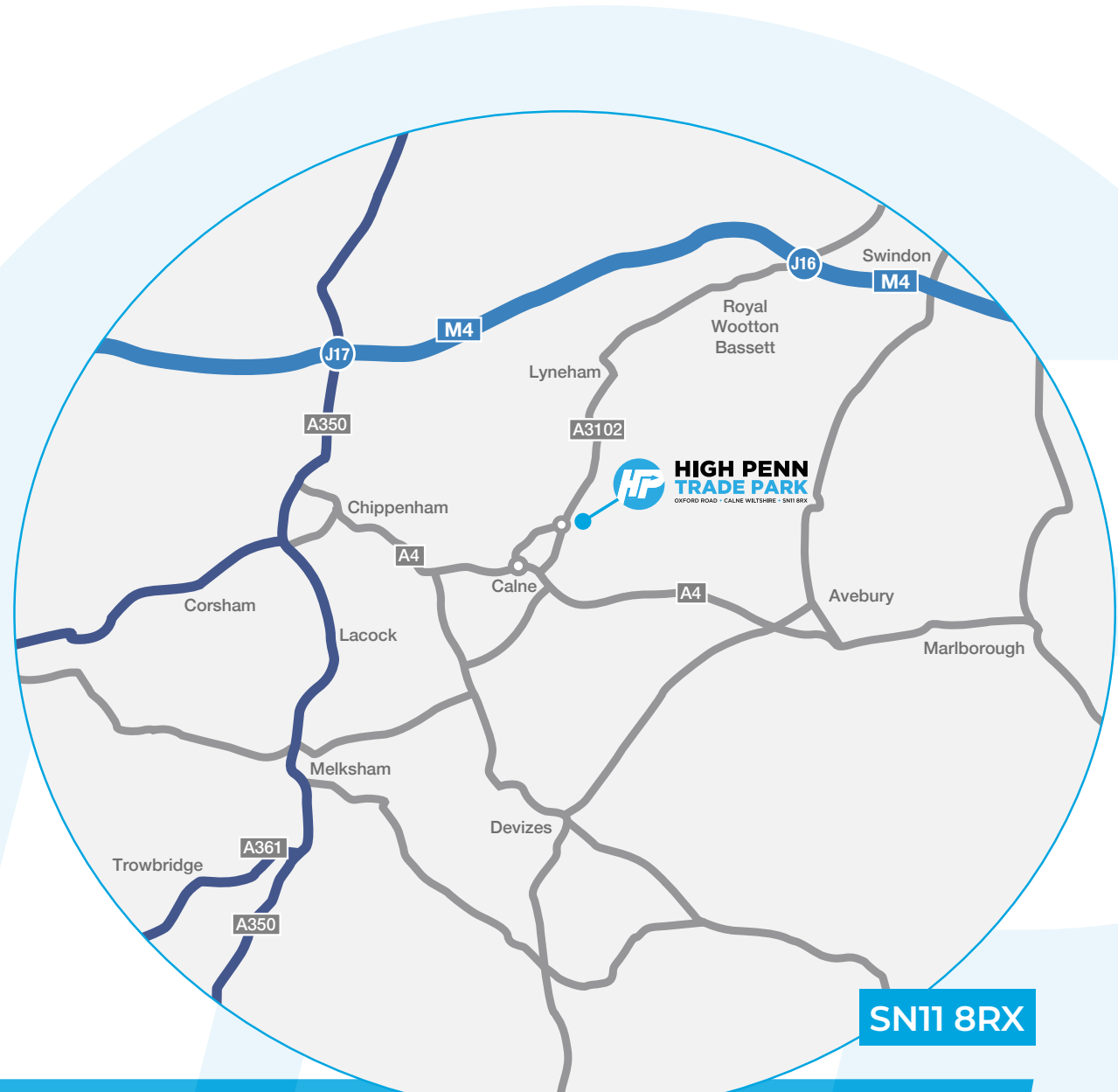
- Rare development opportunity
- Consent for 10 industrial units extending to a total of 39,676 sq ft (3,686 sq m)
- Good access to M4
- Established business location
- Freehold

LOCATION

Calne is well located approximately 10 miles south west of Junction 16 of the M4 motorway via the A3102 and 4 miles east of Chippenham via the A4.

The site is situated to the east of the Oxford Road, north of Calne Town Centre and immediately adjacent to the Porte Marsh Industrial Estate, the principle employment area serving the town.

Nearby occupiers, include a range of local, regional and national operators including Tescos, Deceuninck, Huws Gray, Howdens, Wynnstay, Medequip, LWC and Avon Group.



DESCRIPTION

The land extends to **4.12 acres**
(1.67 hectares) with frontage and
 roundabout access to
Oxford Road / A3102.

The site forms part of a larger development
 which includes a Lidl Foodstore and
 customer parking.

Opportunity to acquire a development site
 for employment / trade counter uses in an
 accessible and prominent location to the
 north of Calne. The proposed development
 will provide the following ground floor areas:

UNIT	SQ FT	SQ M
Unit 1	6,361	592
Unit 2	5,000	464
Unit 3	3,750	348
Unit 4	3,750	348
Unit 5	4,348	404
Unit 6	2,981	277
Unit 7	3,121	290
Unit 8	3,455	321
Unit 9	3,455	321
Unit 10	3,455	321
Total	39,676	3,686



Consent for 10 industrial units extending to 39,676 sq ft
 (3,686 sq m) units ranging from 2,981 – 6,361 sq ft (277-592 sq m).

PLANNING

Planning consent has been granted (21/00081/FUL) for a retail store with car parking, service areas, access, landscaping and associated works (Phase 1) and the erection of 10 employment units on the subject site within Classes E(g) B2 and/or B8, car parking and external areas, access, landscaping and associated works, including a balancing pond (Phase 2).

Further enquiries can be made with the Local Planning Officer regarding their intended use of the land at Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

Telephone 0300 456 0114.

Email

developmentmanagement@wiltshire.gov.uk

TENURE

The property is freehold and will be sold with vacant possession.

SERVICES

Service Infrastructure will be brought to the site boundary, further details are within the dataroom.

VAT

Any figures quoted will be exclusive of VAT.



INFORMATION PACK

An information pack containing relevant planning, technical and legal information and bidding procedure is available for download from the website

<https://calne-dataroom.co.uk>

METHOD OF SALE

The site is offered by way of informal tender. Offers should be made by email with the subject of the email to be "Oxford Road, Calne – Site Offer". The email is to be sent to Alison Williams (alison.williams@carterjonas.co.uk), using the bidding proforma which is available in the data room. The vendors are not obliged to accept the highest or indeed any offer.

Prospective purchasers are advised to familiarise themselves with the bidding proforma contained within the information pack. Best Offers date to be advised.

OVERAGE/CLAWBACK

Please see information pack.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWINGS

The open parts of the site may be viewed at your convenience. No children will be allowed to inspect. Should you wish to access the site please apply to Alison Williams & Ed Cawse.



FURTHER INFORMATION

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

Alison Williams MRICS

0117 922 1222 | 07917 041 109

alison.williams@carterjonas.co.uk

St Catherine's Court, Berkeley Place, Bristol BS8 1BQ.

Ed Cawse MRICS

0117 922 1222 | 07425 632476

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St Catherine's Court, Berkeley Place, Bristol BS8 1BQ.

IMPORTANT INFORMATION

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