



FOR SALE

Plot B, Hillbrush Business Park

Castle Street, Mere, Warminster, Wiltshire, BA12 6LA

Development site of 2.38 acres (0.96 ha)

Full Planning consent for Production Building, with offices totalling 27,728 ft² (2,576 m²)

CGI of consented scheme

Location

Set within the established Hillbrush Business Park on the western edge of Mere, the site benefits from convenient access to the A303 via the nearby B3092 interchange, placing the wider regional road network within easy reach.

The A303 provides direct east–west connectivity linking to the M3 for London and the South East and, via the A358, to the M5 for Exeter and the wider South West. Regional routes also serve Bristol and the South Coast.

Mere is an attractive Wiltshire market town near the Dorset and Somerset borders, with shops, cafés and day-to-day services. Gillingham, around 4 miles south, offers mainline rail services to London Waterloo and Exeter.

M4



29 miles north

M5



46 miles west

London

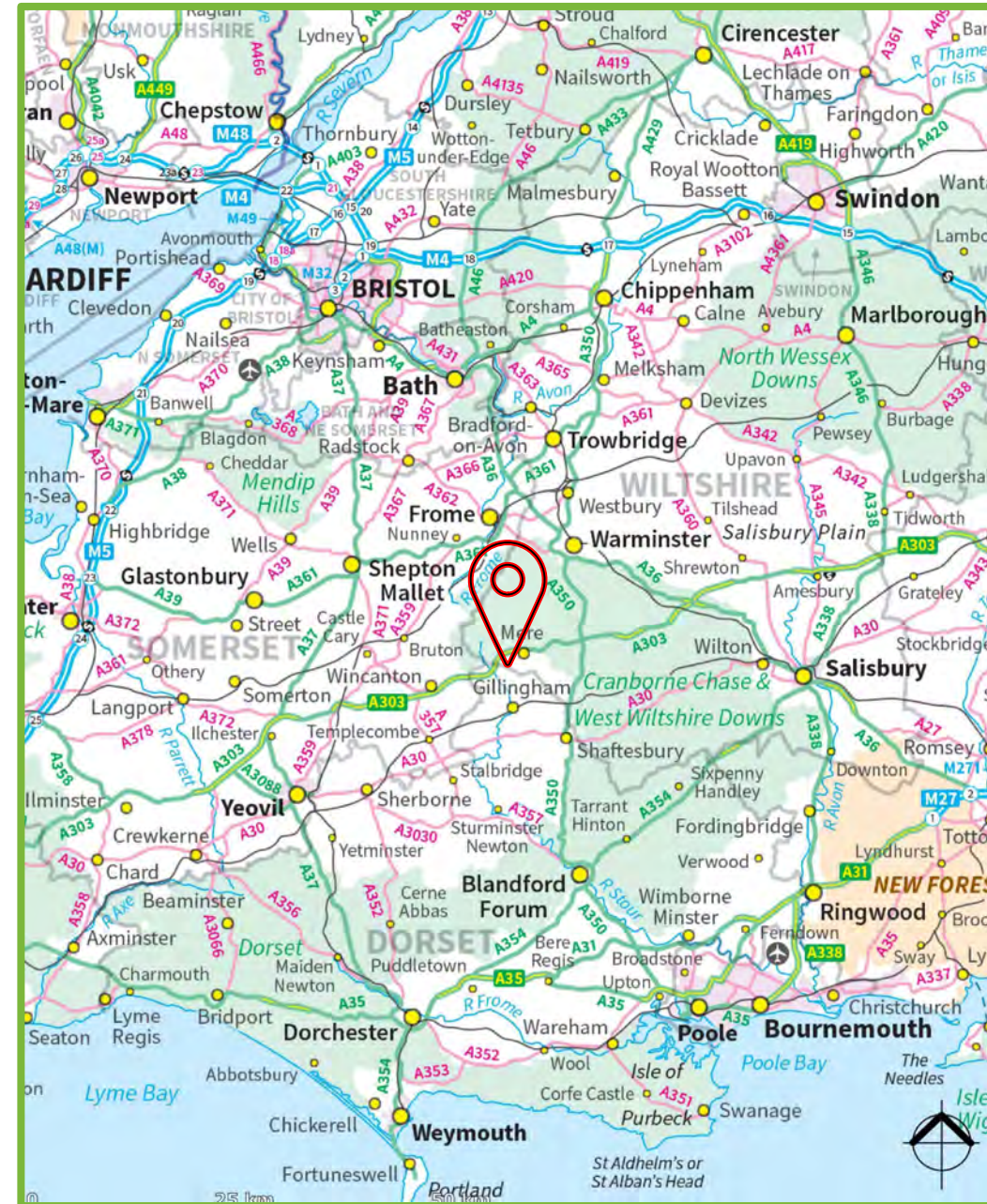


97 miles

Bristol



36 miles





Wider Site Location



Connectivity

	M4	29 miles
	Bristol	36 miles
	M5	46 miles
	Southampton	47 miles
	London	97 miles

Distances are approximate via the A303/M3/M4 corridor

Approx boundary, for guidance purposes only.

Development Opportunity

Description

The 2.38-acre (0.96 ha) site benefits from full planning permission for a 27,728 ft² (2,576 m²) Class B2 production building with ancillary offices.. The consent provides for Class B2 use and allows the proposed facility to operate 24 hours a day, seven days a week. The Section 106 and biodiversity net gain (BNG) agreements have also been confirmed for the consented scheme, providing greater certainty for delivery. A steel frame design and materials list is available for the consent scheme, allowing any purchaser to progress the priced steel-frame design with the original fabricator, saving time and reducing construction costs.

The site may also suit alternative commercial layouts, building configurations or employment-led uses, enabling an occupier or developer to explore a scheme tailored to operational requirements. Any alternative proposal would be subject to design development and all necessary statutory and planning consents.

The consented scheme provides the following indicative areas:

Accommodation	M ²	Ft ²
Ground-floor reception & staff facilities	575	6,189
First-floor offices	416	4,478
Production area	1,585	17,061
Total GIA	2,576	27,728

Areas are approximate.

Services

We are advised that all main services are available for connection. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Sustainability

The consented scheme has the following features:

- Roof mounted solar PV panels.
- Energy efficient building.
- EV charging and cycle facilities.
- SuDS pond integrated into the landscaping.



Site Area

2.38 Acres

Total Gross Internal Floor Areas

2,576m²

Parking & Access

- 55 CAR SP.
- 3 ACCESSIBLE SP.
- 5 CYCLE SP.
- 5 EV CHARGING SP.
- 3 MOTORCYCLE SP.

1 STAFF AND VISITOR ACCESS

2 SERVICE ACCESS

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Planning | Terms

Planning

The site benefits from full planning permission granted by Wiltshire Council under reference PL/2022/09365 for a new employment building within Use Class B2, together with ancillary offices, a new access, car parking, service space, landscaping and associated development infrastructure. The consented facility is permitted to operate 24 hours a day, seven days a week, providing useful flexibility for manufacturing, production and other general industrial activities. The Section 106 and Biodiversity Net Gain agreements relating to the approved scheme have been confirmed, giving a clear framework from which the development can be progressed. Further information is available from Wiltshire Council’s planning register, quoting PL/2022/09365.

Tenure

The site is available on a freehold basis with vacant possession.

Purchase Price

The property is offered at the asking price of £1,175,000.

Legal Costs

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

VAT

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

AML

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

Catchment Area

The opportunity is not reliant on Mere alone. The surrounding towns create a more meaningful labour and indicative 20-minute drive-time catchment across Wiltshire, Dorset and Somerset.

c. 30,400

RESIDENTS ACROSS
FOUR PRINCIPAL TOWNS

c. 16,650

WORKING-AGE RESIDENTS

2024 POPULATION ESTIMATES

Gillingham	11,379
Shaftesbury	9,389
Wincanton	6,730
Mere	2,910

PRACTICAL ACCESS FOR OCCUPIERS

A303 / B3092	Castle Street (B3092) provides the local link to the A303, supporting east–west distribution between the M3 and M5 corridors via the A358.
WORKFORCE	Gillingham, Shaftesbury and Wincanton materially widen recruitment reach beyond Mere and cross three county labour markets.
RAIL	Gillingham (Dorset) station with mainline links to London Waterloo and Exeter St Davids and with bus/taxi links and 126-space parking.

Sources: ONS-derived 2024 BUA estimates; National Highways; National Rail. Drive-time indicative.





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Viewing Arrangements

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



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AK Ref: AM/N102896 **Date:** Sept 2026 **Subject to Contract**



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A303

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