

The logo for Alder King Property Consultants is located in the top left corner. It consists of a green speech bubble shape containing the text "alder king" in white, lowercase letters. Below the speech bubble, within a green rectangular box, is the text "PROPERTY CONSULTANTS" in white, uppercase letters.

alder king

PROPERTY CONSULTANTS

FOR SALE

Corsham Family Health Centre

Beechfield Road, Corsham, SN13 9DN

Detached Building suitable for a range of uses 4,387 sq ft (407.52) gross internal approx

Location

Corsham is just over 4 miles to the west of Chippenham and just over 9 miles to the northeast of Bath. It is surrounded by beautiful countryside yet offers excellent access with the M4 motorway being a few miles to the north.

Chippenham benefits from a newly upgraded national railway station offering journey times of under 1 hour 10 minutes to London Paddington, 10 minutes to Bath Spa and 25 minutes to Bristol Temple Meads. Direct buses run from Chippenham Station to the centre of Corsham.

Corsham has a wealth of independent shops, eateries and visitor attractions as well as the 20 unit Martingate Shopping centre anchored by Co-op.

M4 – J17



9 miles northeast

M4 – J18



11½ miles northwest

Bath

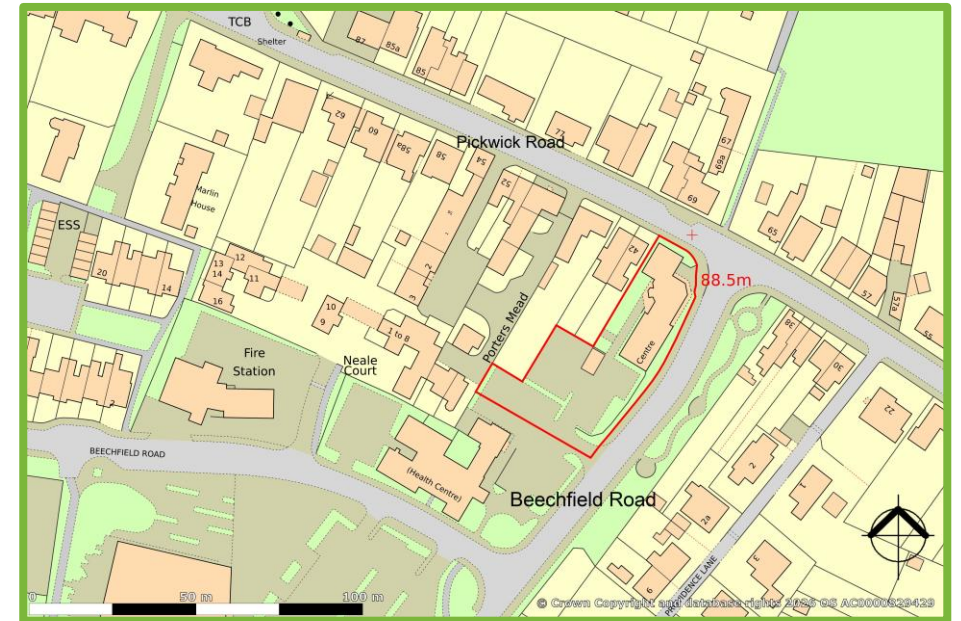


9½ miles

Chippenham



4½ miles



Accommodation

Description

The property comprises a part two storey and part single storey stone building under a double pitched tiled roof. It is situated on a corner plot of Beechfield Road fronting Pickwick Road. Immediately behind the Property is the Porch Surgery and the Springfield Campus which offers a multitude of leisure activities including the town's Library and Leisure Centre including a swimming pool.

The building, whilst vacant for a number of years, has been maintained and offers a wide range of opportunities for a future owner to utilise the building for office, community, or residential uses subject to planning.

Parking

The Property has extensive parking to the rear. We consider that some of this could be reconfigured to provide additional accommodation or landscaping subject to planning.

Note: the adjacent dwellings have rights of access across some of these areas.

Services

We are advised that all main services are connected to the premises. 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.

Area	sq ft	sq m
Ground floor	3,537.37	328.63
First floor	849.17	78.89
TOTAL	4,387	407.52

Suitable for Residential Development



Suitable for Offices



Suitable for Community Use



High Street Frontage



Amenities



Parking



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

The accommodation has planning consent for use as a health centre but other uses are considered appropriate Subject to Planning. Any interested party should make their own enquiries to the Planning Department of Wiltshire Council. Tel: 0300 456 0100 / www.wiltshire.gov.uk

Business Rates

The current Rateable Value as of 1 April 2026 is £16,000.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The Property has a Display Energy Certificate of C(61) valid to 29 April 2035.

Score	Operational rating	This building	Typical
0-25	A	61 C	100
26-50	B		
51-75	C		
76-100	D		
101-125	E		
126-150	F		
150+	G		

Purchase Price

The property is offered for sale with vacant possession at a guide price of £550,000 exclusive.

Overage & Clawback will be payable with terms to be agreed.

Legal Costs

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

VAT

The Property is not elected for VAT and this will therefore not be chargeable. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Anti Money Laundering

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



Property opposite on
Pickwick Road

Viewing Arrangements

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



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AK Ref: JDG/DLN/102482 **Date:** April 2026 **Subject to Contract**



**COMMERCIAL
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INVESTMENT



**BUILDING
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PLANNING



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DEVELOPMENT**



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SERVICES**



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RECOVERY**

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

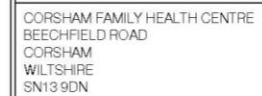
This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.







Ground Floor Layout Plan for Indicative Purposes Only