FOR SALE - DEVELOPMENT / INDUSTRIAL

Showell Business Park

Showell, Lacock, SN15 2NU



Key Highlights

- Main road location
- Available freehold with full vacant possession
- Potential for further developement and/or change of use (subject to planning)
- Site of approx 1.1 acres
- Variety of buildings on site
- Offers in excess £600,000, subject to contract. NO VAT





Description

Showell Business Park comprises a site of approximately 1.1 acres on which are a number of buildings. There is a small derelict building and 3 buildings, 2 with consent for commercial use.

Long Barn - dating from the Mid 1800's this stone barn has a wooden beamed roof structure supporting a pitched clay tile covered roof. Internally it provides clear space. Access is via a pedestrian door and double wooden doors approximately 2.6 metes wide x 2.4 metres high.

Stable Block - a single storey block built detached building with a monopitch roof. It has 2 pedestrian access doors and internally provides clear space.

Hay Barn - a detached building of steel portal frame with single skin walls and roof and a large electrically operated roller shutter door approximatley 3.7m high x 2.95 m wide.

Location

Showell is located approximately 2 miles south of Chippenham on the major A350 leading toward Melksham, west Wiltshire and the south coast. The property has frontage to the B4528, but is only a short distance from the A350 and the new Southpoint Business Park where Siemans have developed a major new facility.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - The Long Barn	2,838	263.66	Available
Ground - The Stable Block	1,011	93.92	Available
Ground - The Hay Barn	2,119	196.86	Available
Total	**5,968**	**554.44**	

Tenure

The whole site and buildings is to be sold freehold with full vacant possession.

Guide Price

Offer are invited in excess of £600,000 subject to contract. We are advised that NO VAT is payable on the purchase price.

Planning

The immediate previous use of the Long Barn and the Stable Block was as an Auction Room with associated storage and administration space respectively.

Planning consents 18/07062/FUL and 15/08293/FUL (both now expired), were granted for the Change of Use of the Long Barn into 2 dwellings. We believe there may be scope to obtain a new change of use consent and/ or undertake new develpment on the site. We recommend that interested parties make their own planning enquiries direct to Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN Tel - 0300 456 0100

Utilities

The site has a connection to mains electricity only. There is private drainage to an underground "Eco tank".

Business Rates

The Valuation Office Agency website, lists Showell Business Park as having a single rating assessment classed a "Auction Room" with a Rateable Value of £25,250. A change of use of the property may trigger a change in Rateable Value.

Legal Costs

Each party will be responsible for their own legal costs incurred in the sale.







Contact

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Showell Farm
B4528
Hay Barn
Long Barn
Ruin
Stable block
Farm