

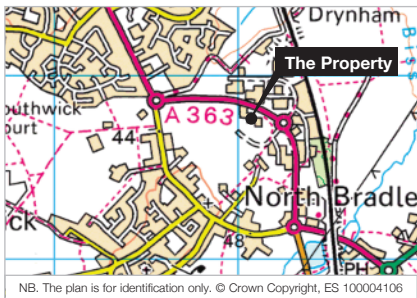
Trowbridge

The Pavilions, Windsor Road, Wiltshire BA14 0TQ

- **Three Long Leasehold Interconnecting Office Buildings extending (GIA) to Approximately 8,320 sq m (89,556 sq ft)**
- **Permitted Development granted for Conversion to 104 Residential Units**
- **Comprising 3 x Studio, 34 x One Bedroom and 67 x Two Bedroom Flats**
- **Approximately 206 Parking Spaces**
- **Site Area Approximately 2.02 Hectares (5.00 Acres)**
- **Further potential to create a Mansard Roof Extension subject to obtaining all necessary consents**
- **Potential to Reconfigure Existing Scheme to create a Denser Scheme**

Vacant Possession

EIGHT WEEK COMPLETION AVAILABLE



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 2.45 – 3.45 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Freeman Solicitors (Ref: HF).
Tel: 0207 935 3522.
Email: info@freemansolicitors.net

VACANT – Long Leasehold Buildings with Planning



Tenure

Long Leasehold. Each building is held on a lease for a term of 999 years from 11th January 2018 (thus having approximately 998 years unexpired) at a peppercorn ground rent.

Location

The properties are located at the edge of the White Horse Business Park. The 60 acre park is home to a range of high profile occupiers, including Atlas, Danone and Summit. Much of the surrounding land has been allocated by the Council for housing. The town of Trowbridge is approximately 2 miles to the north and provides an extensive range of shops and facilities. Trowbridge Rail Station provides direct services to Bath and Bristol, with connections to London Paddington. Alternatively, Westbury Rail Station provides a mainline service to London Paddington and Waterloo Stations together with services to the South West. The A361 is to the north and the A350 to the south-east. The open spaces of Southwick Country Park are to the west.

Description

The property comprises an irregular shaped site extending to approximately 2.02 hectares (5.00 acres) bounded by Bradley Road to the north and Windsor Road to the east. The property comprises three interconnecting office buildings (B1 Use Class) arranged over ground and first floors and benefits from approximately 206 car parking spaces and a landscaped area to the front, which could provide additional car parking.

Accommodation

GIA Approximately 8,320 sq m (89,556 sq ft)

Site Area Approximately 2.02 Hectares (5.00 Acres)

(NB. The GIA was obtained from the CIL Liability Form.)

Planning

Local Planning Authority: Wiltshire Council.
Tel: 0300 456 0114.

Prior approval (Ref: 17/05497/PNCOU) under Permitted Development Rights was granted on 7th August 2017 for 'change of use of a building from office use (Class B1) to 104 flats (Class C3)'.

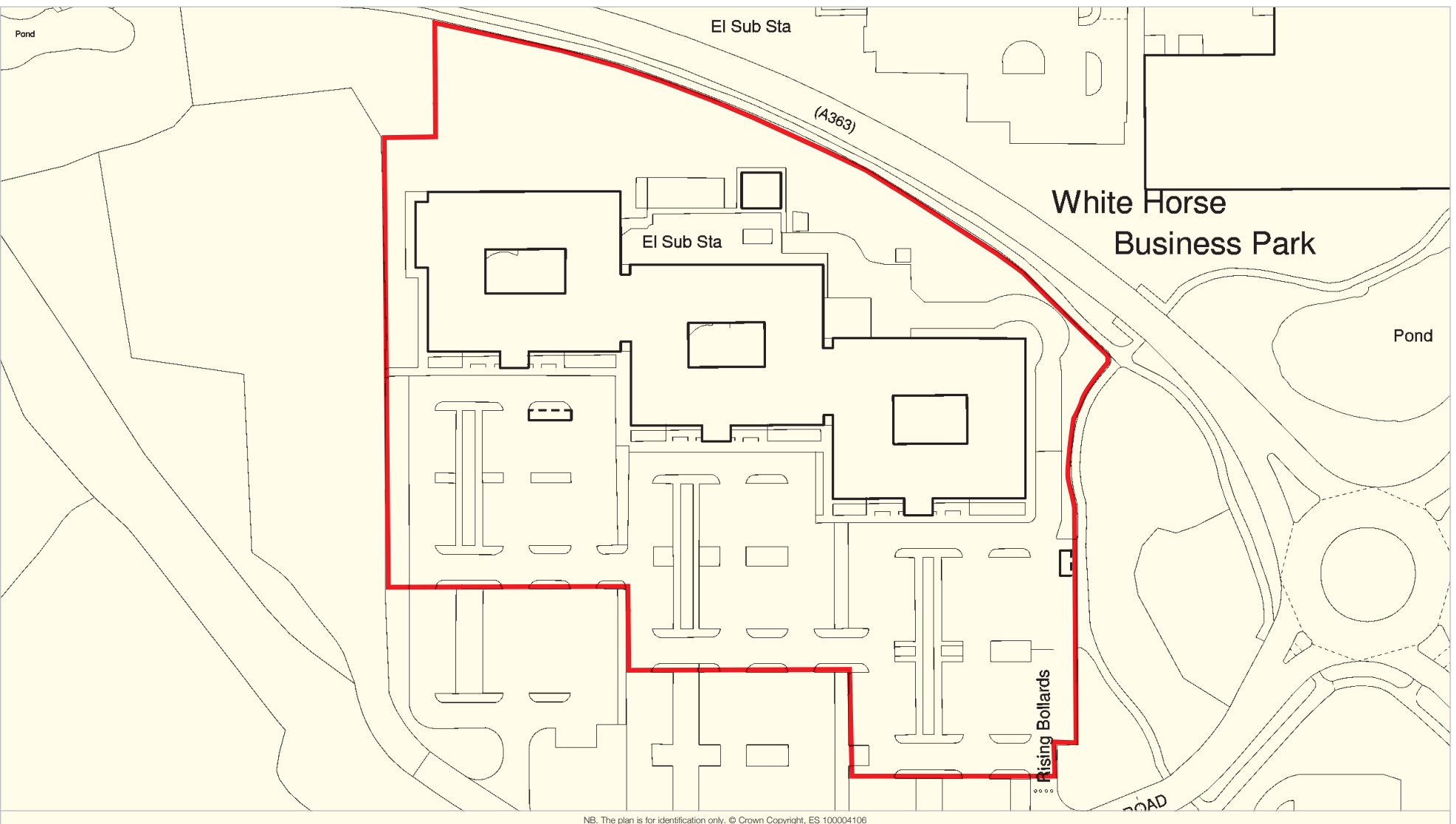
The consent provides for 3 x studio flats, 34 x one bedroom flats and 67 x two bedroom flats.

VAT

VAT is applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



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