

# FOR SALE

The property is available to purchase on a freehold basis with vacant possession

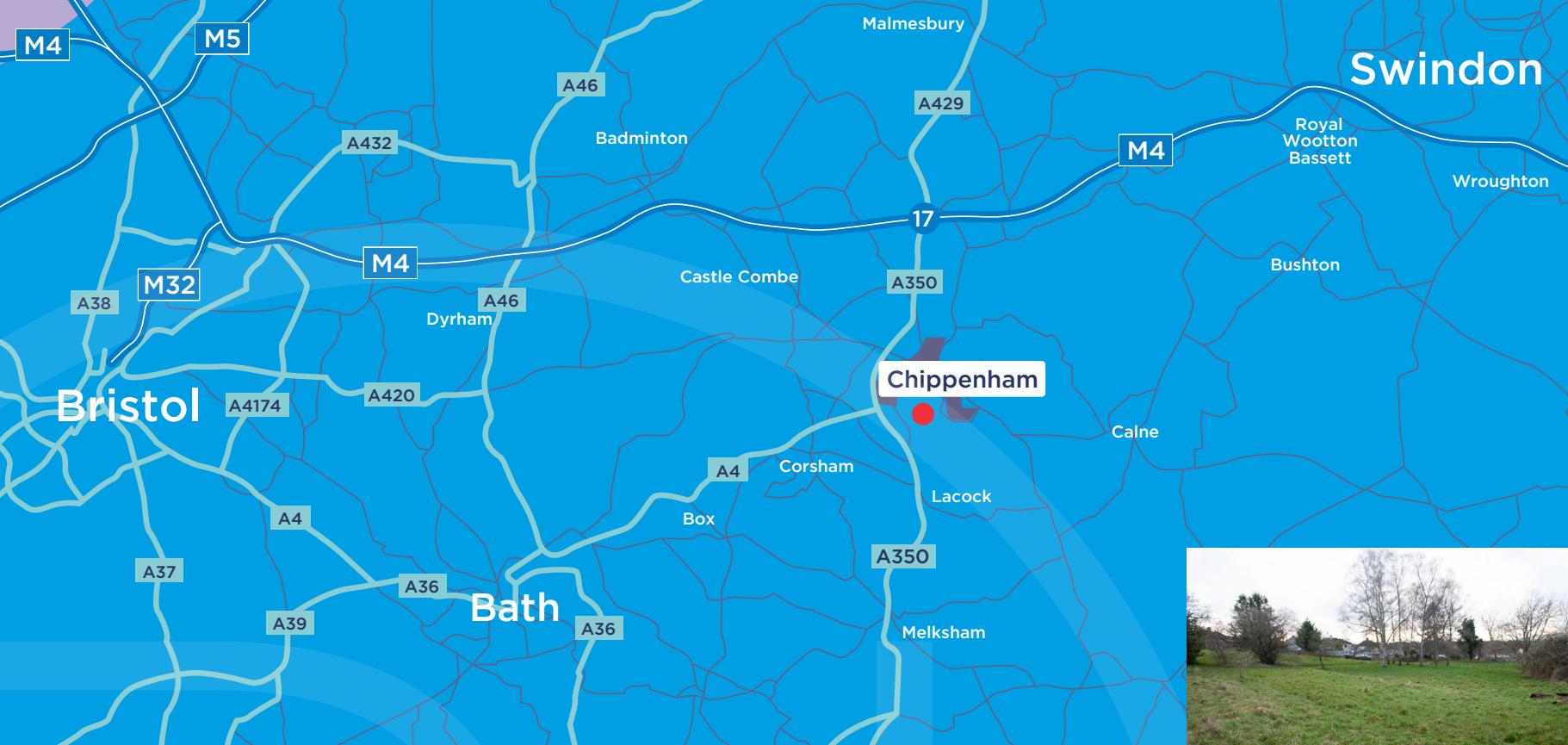


Rowden Hill  
CHIPPENHAM SN15 2AN



THE OVERALL SITE IS **2.62 ACRES** (1.06 HECTARES)





## LOCATION

Chippenham is situated 4 miles South of Junction 17 of the M4 national motorway network. Bath is 13 miles to the South West and Swindon is 21 miles to the North East. The Town has witnessed some quite extensive commercial development recently with the creation of the 80 acre St Modwen Park adjacent to Junction 17, 20 new business units at Methuen Park, and the commencement of South Point which is a 30 acre development site fronting the A350 to the south of the Town.

In addition many new houses have been constructed around the North East and South of the Town as Chippenham continues its expansion. Up to 7,500 new homes are proposed in and around the Town by 2046. The commercial and residential developments have led to Chippenham being a highly sought after Town in which to live and do business.

The Town's population is circa 35,000 people and set to grow significantly over the coming years. The Town Centre has two shopping centres (Emery Gate and Borough Parade), a thriving High Street and numerous supermarkets including Waitrose, 2 x M&S Simply Food, Sainsburys, Morrisons, Tesco, 2 x Lidl and 2 x Aldi. Chippenham has a mainline railway station providing frequent trains to Bristol, Bath, Swindon and London.

The subject property is situated approximately half a mile to the west of the Town Centre adjacent to Chippenham Community Hospital. It fronts the A4 which links the Town Centre with the dualled A350 around the western side of Chippenham.



## ACCOMMODATION

The overall site is 2.62 acres (1.06 hectares).

There are 3 buildings on the site and two of these (Rowden Hill House and 51 Rowden Hill) are Listed. The third building, 49 Rowden Hill, is of poor architectural merit and beyond its economic life. Proposals have been submitted which show the conversion of the two Listed Buildings and sympathetic new construction to take place with which will be accessed using the current St Francis Avenue directly off the A4. Approximately 2/5 of the site is to be retained as open space and many of the existing trees are to be kept. Extensive open space is proposed within the suggested development.

## BUSINESS RATES

The property has been removed from the Rating List.



## PLANNING

The property has been unoccupied for many years but was previously used as offices.

A pre-application was submitted to Wiltshire Council in September 2023 for the conversion of Rowden House into 4 dwellings, the conversion of 51 Rowden Hill into 4 dwellings and the development of 16 additional new build dwellings. The pre-application design statement has received a positive response from the Local Planning Authority.

It is considered that other uses may be suitable for all or part of the property, subject to planning.

## ENERGY PERFORMANCE CERTIFICATES

Two of the buildings are Listed and therefore do not require EPCs. It is envisaged that the third structure will be demolished and therefore no EPC is required.

## FURTHER INFORMATION

There is a Dataroom which provides building & site plans, photographs, planning history, asbestos surveys, ecological surveys, utilities information, title documents and CPSEs.

Please contact the sole agents to be given access to the Dataroom.

## TERMS

The property is available to purchase on a freehold basis with vacant possession.

Best bids will be invited on Wednesday 14 February 2024 and an exchange of contracts is to take place by no later than Friday 29 March 2024. Further details and information on the bid process will be provided by the end of January.

Offers in the region of £2.5million are guided.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price.

## ANTI MONEY LAUNDERING

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

## VIEWING ARRANGEMENTS

For further information or to arrange a site inspection, please contact the sole selling agents.



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. AK/Hollister HD2594 01/24