Site H Cheney Manor Industrial Estate

Swindon · SN2 2PN



Existing planning permission for
Trade Counter / Industrial Development

Suitable for owner occupiers and developers

Prominent Roadside Site
2.75 acres (1.11 hectares)

LOCATION

Swindon is strategically located along the M4 corridor with access from both junctions 15 and 16. It also has excellent road communications to the north via the A419 dual carriageway which connects with the M5 at Gloucester.

The Cheney Manor Industrial Estate is a well-established industrial area popular with a wide range of businesses from the manufacturing, distribution and trade counter sectors. Current occupiers include Toolstation, Kwik Fit, Cinch Self Storage and First City Care Group.





Drive Times

Swindon Town Centre	5 mins
Bristol	45 mins
M5 at Gloucester	40 mins
Oxford	50 mins
Heathrow	1 hr 10 mins
London	1 hr 50 mins

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DESCRIPTION

The site is a cleared brownfield site currently laid to mix hardstanding. To the south and east the site has an extensive boundary with Darby Close, a busy through road connecting central Swindon with the north of the town and the A419. There is a high level of passing traffic.

Site Area

The site extends to approximately 2.75 acres (1.11 hectares).

Title

The registered Title number is WT137058.

Planning

The site is allocated for employment in the Swindon Local Plan 2026 (adopted 2015). A new Local Plan is being prepared to guide growth up to 2043.

In December 2025, consent was granted for a multi-unit trade counter / industrial estate for B2, B8, E(g) i,ii, iii uses, with associated access road and parking areas. The total gross internal floor area is 42,294 sq ft.

For further information and full document review, please see Swindon Borough Councils Planning Portal - Application Reference S/23/0461. Alternatively contact the selling agent.



FURTHER INFORMATION

Services

Interested parties will need to make their own enquiries in respect of services although initial information is available from the agent.

Method of Sale

Offers are invited for the freehold interest on both a conditional and unconditional basis.

Anti-Money Laundering

Purchasers will be required to provide identity information in order that Anti Money Laundering checks can be undertaken before an offer can be accepted.

Legal & Professional Costs

Each party is to be responsible for its own costs of sale.

Further Information

Viewing and further information is strictly by prior appointment through the agent:

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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. L Hollister HD2692 10/2026

