



**BNP PARIBAS  
REAL ESTATE**

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# Development Opportunity For Sale by Informal Tender

(Subject to Planning)

## FORMER MARLBOROUGH POLICE STATION

George Lane

Marlborough

SN8 4DB



Please Note - Boundary is indicative only

Source - Edozo

MAY 2026

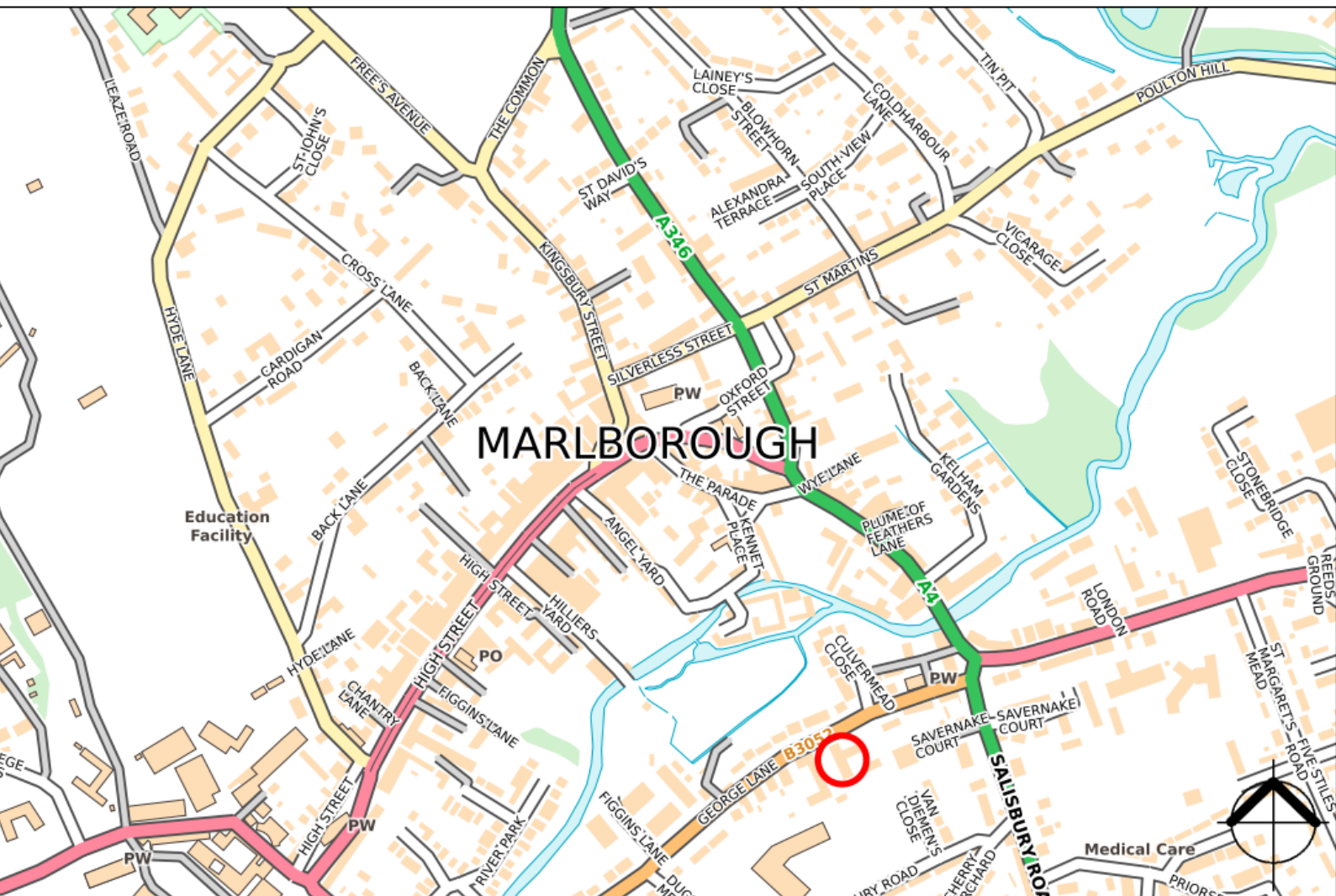
Classification : Internal

# Marlborough Police Station

## Freehold development opportunity

### OVERVIEW

- 0.69 acre development opportunity in Marlborough.
- Central location surrounded by predominantly residential properties.
- Site previously granted Outline Planning for 24 residential dwellings by Wiltshire Council in April 2022.
- Located off George Lane, 0.4 miles south of the town's High Street.
- Held freehold under Title Number WT282651. Sold with Vacant Possession.
- Best offers for the freehold interest are invited by 4pm on **Friday 19<sup>th</sup> June 2026**.



Source: Edozo – Not to Scale

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### LOCATION / DESCRIPTION

The site is located in central Marlborough, which represents one of the largest market towns in Wiltshire. The town is a popular residential and retail location. It also benefits from tourism given its location, falling within the North Wessex Downs National Landscape (AONB). Marlborough sits on the A346 running north to the M4 motorway (c. 8 miles) and south towards Andover and Amesbury. The town does not have a railway station with the nearest stations being Pewsey and Bedwyn, both c. 7 miles away. The nearest major station, Swindon, is c. 13 miles north.

The site extends c. 0.69 acres (0.27 hectares) and is located on George Lane (B3052), just south of Marlborough's town centre. George Lane intersects with Salisbury Road and London Road to the east, leading into the town centre. Pedestrian and vehicular access to the site is off George Lane. The sites eastern and western boundaries are occupied by residential premises. Wiltshire Council own the land to the rear of the site which serves as a playing field for the primary school off Ducks Meadow.

The current property is a purpose built two storey building with brick elevations and a pitched tiled roof. There is a tarmacked car park accessed off George Lane.

The site was previously granted Outline Planning Permission in April 2022 by Wiltshire Council for 24 residential dwellings with All Matters Reserved (REF: 0/07915/OUT).

### ENERGY PERFORMANCE CERTIFICATES (EPCs)

Former Marlborough Police Station - 'B' (49) Valid until 30<sup>th</sup> August 2032

### TITLE INFORMATION

The Property is held Freehold under title number WT282651 at the Land Registry with title absolute. The site edged red on the plan is being offered for sale freehold.

### SERVICES

We have not tested any of the service installations and provide no warranties as to their condition. Prospective purchasers to make their own enquiries as to services.

### VAT

The site is not elected for VAT.

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## METHOD OF SALE

Offers are invited for the freehold interest in the Property. Offers are invited on an unconditional and subject to planning basis. We are instructed to guide offers in excess of **£1,100,000** on an unconditional basis. All offers must be submitted in accordance with the bid proforma which can be shared on request. The bid deadline has been set for 4pm on **Friday 19<sup>th</sup> June 2026**.

The vendor does not undertake to accept the highest offer, or any offer submitted. Where an offer is made by an agent it must be accompanied by the bid proforma supplied by the selling agent.

## FURTHER INFORMATION

For further information, and to receive the bid proforma, please contact the selling agent.

## VIEWINGS

Accompanied site viewings will be conducted by the vendor's sole agents, BNP Paribas Real Estate. Please contact the following to arrange a viewing;

**George Lynch**  
Associate Director  
George.lynch@realestate.bnpparibas  
Mob - 07350 404 679



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For more information please contact:

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**MAY 2026**



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