



LAND FRONTING A346, SWINDON, SN4 0LU

DEVELOPMENT LAND FOR SALE

2.67 ACRES (1.08 HECTARES)



Summary

**LAND FRONTING A346 -
CHISELDON, SWINDON, WILTSHIRE
SN4 0LU**

**2.67 Acres of land adjacent to petrol
filling station and fronting A346**

Available Size	2.67 Acres
Price	£450,000
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

- Less than 1mile from M4 (J15)
- Approx 100m frontage to A346
- Adjacent to Petrol Filling Station
- Corner location on The Ridgeway/A346
- For sale on an unconditional basis



Location

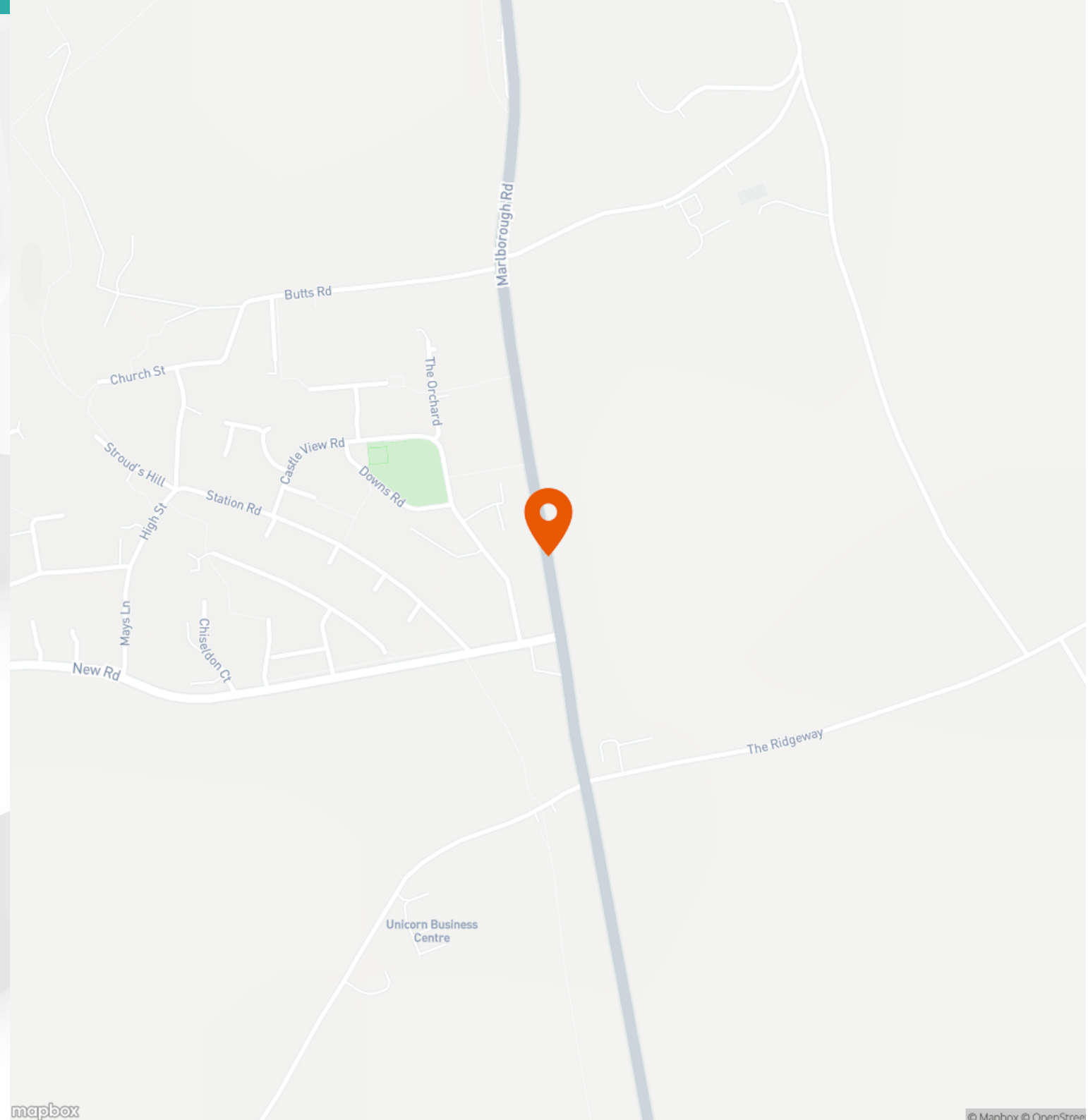


Land fronting A346,
Chiseldon, Swindon, SN4 0LU

The area is predominately rural with agricultural fields with sporadic clusters of development to the East, West and South. Approximately 10m South of the Site is a Farm shop and Café, with some industrial parks located around 15m East and 180m West of the Site.

The land is located within the North Wessex Downs AONB and is located outside of the Settlement boundary for Chiseldon. We understand that some of the trees to the northern part of the site are protected.

In 2019, a planning application for the erection of 2 drive thru units with access, associated car parking, landscaping etc was withdrawn prior to determination (Reference S/19/1465)



Further Details

Description

A broadly rectangular and level plot of undeveloped land situated on the south side of Chiseldon village on the A346 Marlborough Road. The land adjoins a petrol filling station and residential dwellings to the north with a public footpath (from New Road to The Ridgeway) to the west. It benefits from road frontages to the A346 and The Ridgeway.

Terms

Unconditional offers are invited for the freehold interest of the site. Price Guide £450,000

Viewings

The site can be viewed from the public highway during daylight hours.

Legal Costs

Each party to be responsible for their own legal costs in connection with any transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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