





## Description

The land allocated is for a “Local Centre” forming part of a major expansion zone of approximately 84 hectares (207 acres) to the west of Warminster known as the West Warminster Urban Expansion.

The site benefits from a prominent location at the entrance to the wider West Warminster site, accessed off and fronting the new roundabout junction on Victoria Road, one of the principle routes into the town from the A36. The roundabout junction will also serve further development to the south of Victoria Road (additional 227 dwellings) and link in with the recent new build scheme at Tascroft Rise.

The total project will encompass upto 1000 residential dwellings; a local centre; an employment area of 5.6 hectares (13.8 acres); educational and recreational facilities.

## Location

Warminster is an attractive and popular town located on the northern edge of Salisbury Plain. It has excellent road connections via the A36 north to the City of Bath (16 miles); junction 18 of the M4 motorway (20 miles) and south to City of Salisbury (21 miles) and the south coast ports (Southampton 45 miles).

The A350 leads north to Chippenham (20 miles and Junction 17 of the M4 Motorway (23 miles) and south to the popular tourist attraction town of Shaftsbury (16 miles) and the south coast town of Poole (40 miles)

Warminster has the benefit of a train station providing a regular service north to Bristol Temple Meads; South to Salisbury and Portsmouth Harbour and east to London Waterloo.

Bristol International airport is approximately 37 miles north west of Warminster.

The allocated land is situated only a short distance from the strategic A36 leading north to Bath and Bristol and south to Southampton and the south coast.

## Accommodation

The accommodation comprises the following areas:

| Name                      | sq ft         | sq m            | Availability |
|---------------------------|---------------|-----------------|--------------|
| Ground - Development land | 56,628        | 5,260.91        | Under Offer  |
| <b>Total</b>              | <b>56,628</b> | <b>5,260.91</b> |              |

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## Planning

The whole development was granted outline planning consent by Wiltshire Council on the 15th December 2020 under planning application reference number 15/01800/OUT.

The outline consent grants for “a Local Centre of 0.56 ha (to accommodate commercial development falling under Use Classes A1- A5; C2; C3 and D1).

These Use Classes include the following –

- Retail uses inc. convenience store
- Fast food take away / drive through
- Care and nursing homes
- Day nursery / crèche
- Pub / restaurant
- Health services

## Terms

The land is offered for sale freehold with vacant possession.

Offers are invited for the site as a whole or in part.

The purchase price will be subject to VAT at the standard rate.

## Services

Mains services will be provided to the edge of the land.

## Legal Costs

Each party shall be responsible for their own legal costs incurred in any transaction.

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## Contact

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