

3 Market Hill

Calne, SN11 0EG



Key Highlights

- Prominent town centre building
- Parking for 8 cars at the rear
- Potential for change of use (subject to planning)
- £400,000, subject to contract (No VAT)
- Grade II* Listed
- Lots of original internal features
- For Sale Freehold



Description

The property is a substantial Grade II* Listed building dating back to the 17th Century. It is currently used as office space with ancillary storage in the basement and the extensive attic. Internally the property retains many original features such as fireplaces and wooden panelling.

In the basement is a storeroom and "strong room". On the ground floor is an attractive reception area with a feature fireplace; an impressive Board room with wood panelling; two further offices, a kitchen and a single toilet. On each of the first and second floors are 5 offices and a single toilet. The attic space provides basic storage in 4 different areas plus the heating boiler room.

Location

Calne is a popular and expanding North Wiltshire town, strategically placed on the A4 approximately 7 miles east of Chippenham and 13 miles west of Marlborough. The town has a current population in the region of 18,500 people and continues to expand.

The property is located in a high profile, elevated location on Market Hill, just off the main A4 that runs through the town.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement - Storage	112	10.41	Available
Ground - Reception area	351	32.61	Available
Ground - 3 offices	441	40.97	Available
Ground - Kitchen	72	6.69	Available
1st - 5 offices	757	70.33	Available
2nd - 5 offices	779	72.37	Available
Ancillary - Attic storage	593	55.09	Available
Total	3,105	288.47	

Terms

The building is offered for sale freehold with full vacant possession.

Guide Price

£400,000, subject to contract. The property is not VAT registered so there is NO VAT to pay on the purchase price.

Planning / Use

The property is a Grade II* Listed Building and lies within the Calne Conservation Area.

The building has been used, and continues to be used, by a local legal practice as office space over the ground, first and second floors with storage in the attic space.

Subject to suitable planning and Listed Building consents, the property has potential to be converted to an alternative use such as residential. We recommend that any interested party considering a change of use, speaks to the Planning Department at Wiltshire Council.

Business Rates

The Rateable Value effective from 1st April 2026 is £16,750.

Energy Performance Certificate

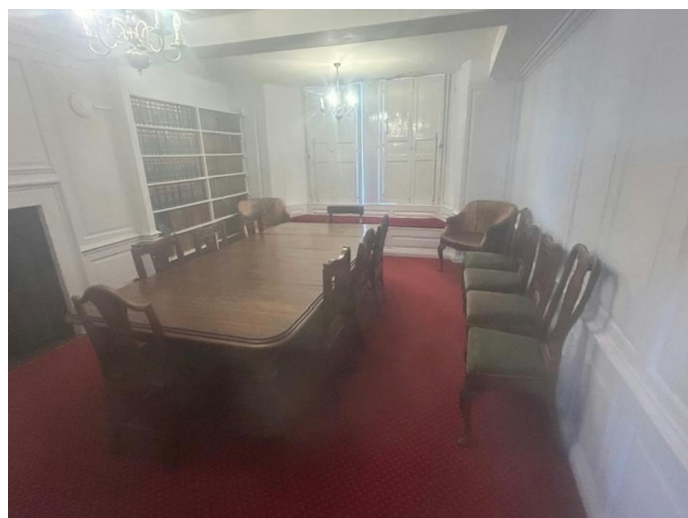
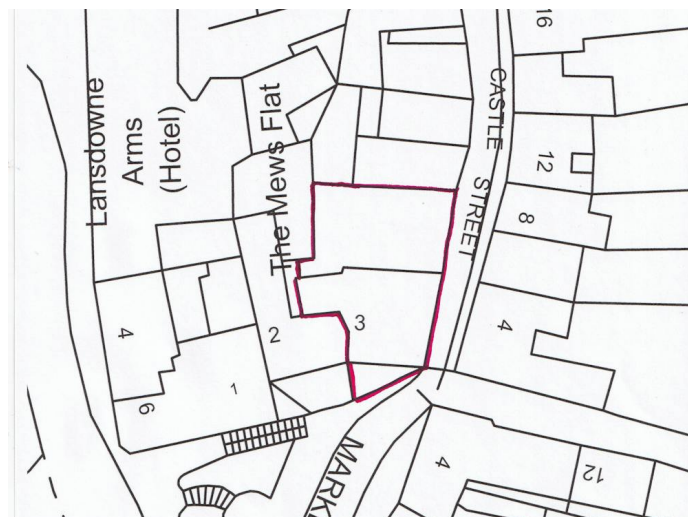
The property has been given an energy performance rating of 113 in Band F.
<https://find-energy-certificate.service.gov.uk/energy-certificate/9920-1212-5305-2035-1600>

Utilities

The property is connected to all mains services. It is heated via a gas fired central heating system.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.



Contact

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