



PROPERTY CONSULTANTS

FOR SALE

RESIDENTIAL DEVELOPMENT SITE WITH FULL PLANNING
CONSENT FOR THE CONSTRUCTION OF THREE DETACHED
HOUSES

0.17 Hectares (0.43 acres)



LAND TO THE SOUTH SIDE OF FOXLEY ROAD
MALMESBURY
WILTSHIRE
SN16 0BA

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LOCATION

- The property is located on the outskirts of the town of Malmesbury, a Market Town situated in the north west in the county of Wiltshire.
- The property is situated approximately half a mile from the Town Centre, in a predominantly agricultural location.
- Surrounding land uses comprise a mix of agricultural land, private allotments and low density housing.

DESCRIPTION

- Brownfield development site with full planning permission.
- The site is offered freehold and with full vacant possession.
- An information pack is available upon request.
- Upon practical completion, the site will comprise three substantial executive homes, each of which will have a garage, off-street parking and private gardens.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx) areas:-

Description	sq m	sq ft
Plot 1 – Four-bedroom detached house	189.00	2,034
Plot 2 – Four-bedroom detached house	191.00	2,056
Plot 3 – Three-bedroom detached house	185.00	1,991
Site Area	0.17 hectares	0.43 acres

TENURE

Sale of freehold.

PRICE

Offers in the region of £500,000.

PLANNING

Planning consent has been granted for 'Demolition of existing buildings and replacement with three dwellings' (Reference: 17/03876/FUL). Planning consent was granted on 6 July 2017.

COSTS

Each party to bear their own legal costs incurred in the transaction.

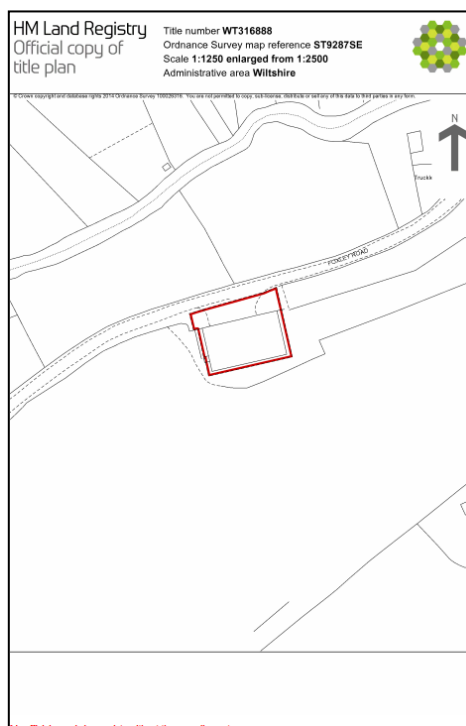
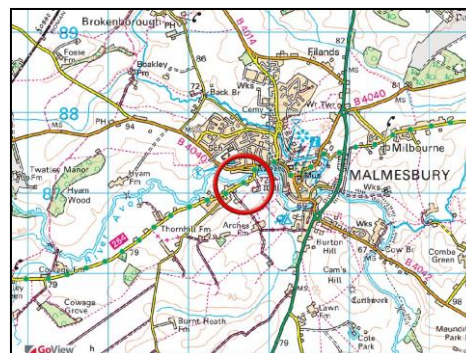
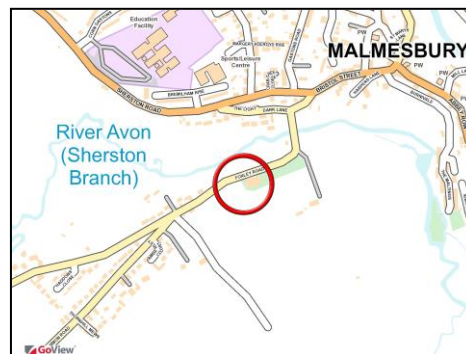
VAT

All prices are quoted exclusive of VAT whether or not chargeable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Not applicable.

LOCATION PLANS



VIEWING & FURTHER INFORMATION

Strictly through sole agents ETP Property Consultants:-

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SUBJECT TO CONTRACT – April 2019.