

Northacre Industrial Park, Stephenson Road, Westbury, BA13 4WD

Industrial Land

0.58 Acres & 0.62 Acres

For Sale Freehold



**PLOT A
Brook Lane**

0.586 Acres



**PLOT B
Stephenson Road**

0.62 Acres

LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 14,709. West Wiltshire District has a population of 127,900 (Source 2011 Census). The county town of Trowbridge is approximately 4 miles to the north, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Communications are via A350/A36 Bristol and Salisbury, A350/A361 to Trowbridge and Chippenham/M4 (15 miles). Westbury has a mainline Railway Station to London Paddington (90 minutes) and Bristol Temple Meads (40 minutes). The town has three major industrial Estates West Wilts Trading Estate, Brook Lane Industrial Estate and Northacre Industrial Park.

SITUATION

Northacre Industrial Park is situated on the south west edge of the town 1.5 miles from the centre, via a main roundabout on Storridge Road. The Industrial Park is within walking distance of the Westbury Railway Station and opposite the established 174 acre West Wilts Trading Estate.

Occupiers at Northacre Industrial Park include Westbury Dairies, Royal Mail, ALH Systems, Tech Prep, Hills Group and Smart Fleet Solutions.

DESCRIPTION

Plot A comprises 0.586 acres situated at the junction of Brook Lane and Stephenson Road. The site is level and there is a site access formed off Brook Lane.

Plot B comprises 0.62 acres fronting Stephenson Road opposite the Hills Group Waste Recycling facility. The site is level and there is an existing site entrance access formed.

ACCOMMODATION

Plot A (Brook Lane)	0.586 acres	(0.237 ha)
Plot B (Stephenson Road)	0.62 acres	(0.250 ha)

TENURE

Freehold.

Each plot is subject to a 300 mm strip of land retained by the vendor (title plan available upon request).

PRICE

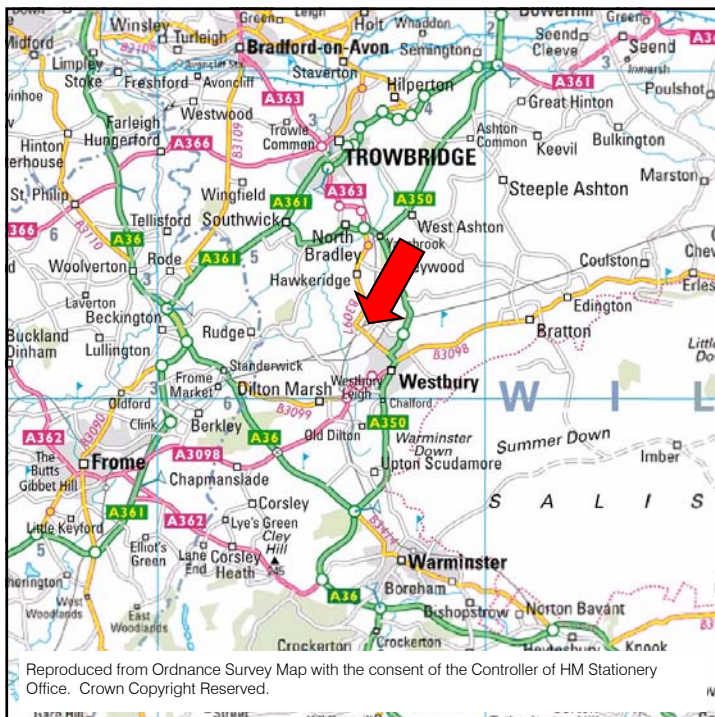
Plot A (0.586 acres)	-	Offers in the Region of £200,000
Plot B (0.62 acres)	-	Offers in the Region of £200,000

VAT

Price exclusive of VAT (if applied).

SERVICES

We understand that all mains services are situated in the Northacre Estate Road. Plot B (Stephenson Road) will require a pumping station for foul drainage and reserved rights to pump into Plot A (Brook Lane). Purchasers must satisfy themselves regarding utility service connections and capacities for their proposed development.



PLANNING

Plot A has planning consent for 4 terraced units with an additional compound of 0.10 acres and 18 car parking spaces. Planning Application Reference: 19/06020/FUL dated 8 November 2019.

Plot B has planning consent for 4 units in a single block with 16 car parking spaces and two site entrances.

Planning Application Reference: 19/06019/FUL dated 19 September 2019.

Interested parties should satisfy themselves as to the planning and suitability of their proposed use. All enquiries should be directed to Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JW. Tel: 01225 776655.

MONEY LAUNDERING REGULATIONS

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

VIEWING

Strictly by appointment only.

Ref: PH/JW/17019-a

CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

Plot A - Consented Layout



PERIMETER FENCING
 2.4M HIGH STEEL PALLISADE FENCING TO BS 1772, part 12, 1990:
 PILES: 3.0mm thickness, 2.35 metre overall height with triple painted top
 posts to be set in 150 diameter plastic drainage concrete or form filled for easy removal.
 Posts set within double kerb with concrete fill between to Civil Engineer's Details.
 HORIZONTALS: 2 No. 50x50x6 BSA
 FINISH: M12 cup square bolts with permacore type nuts.
 PALLISADE GATES: 3 No. double leaf gate 6 metres wide x 2.4 metre high. Galvanised.
 For information please see the attached website link as an example of how the fence may look.
<http://www.jayco.co.uk/Products/PalisadeFencing.htm>



SITE AREA: 0.586 acres / 2372 sq.m
 6 No. CYCLE SPACES
 1 No. DISABLED SPACES
 1 No. MOTORBIKE SPACE

YARD: 4427 SQ.FT



A121A REVISED PLANNING APPLICATION
 REV A FOUR EXTRA PARKING SPACES SHOWN, ACCESS FROM ROAD RELOCATED, BUILDING RELOCATED.
 24.09.19

DAVID BRAIN PARTNERSHIP
 ARCHITECTS: Ralph Alan's Town House, 2 Church Street, Bath, BA1 1NL. Tel: 01225 445055 www.dbrain.co.uk
 Job No: 1140
 Owner: NBS
 Project No: A1
 Date: AUG 2019
 Drawing No: A121A
 Scale: 1:200

NORTHACRE BUSINESS - PARK CORNER SITE
STEPHENSON ROAD, WESTBURY
REVISED PLANNING APPLICATION
SITE PLAN 1.200@A1

Plot B - Consented Layout

