



## FREEHOLD DEVELOPMENT SITE

## FOR SALE



## LAND AT HORTON ROAD

## DEVIZES

## WILTSHIRE

## SN10 2JJ



MELKSHAM  
01225 703082  
13 High Street  
Melksham SN12 6JY

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TROWBRIDGE  
01225 341509  
63 Fore Street  
Trowbridge BA14 8ET





- Location:** Devizes has a population of approximately 16,880 (Wiltshire Council) and provides road access to Chippenham 11 miles, Trowbridge 11 miles, Swindon 14 miles and the cities of Bath 21 miles and Salisbury 24 miles. M4 motorway access is available via Chippenham and Swindon.
- The site is located to the northeast of the town with frontage onto Horton Road just off the A361 London Road which connects to the A4 and via A360 to the A303.
- Description:** The land is part of a larger development (outlined in black on the Promap) which has planning permission (application ref K/58682/0) for 172 dwellings and a care home (on site B - now sold ) which are under development. The subject land is zoned for commercial use and has frontage to the Horton Road.
- SITE A:** A freehold development site with outline planning permission for B1 light industrial and office accommodation of circa 1.42 acres (0.57 hectares).
- Planning:** All interested parties are advised to make their own enquiries through the planning department of Wiltshire Council.
- Services:** We have not verified the existence of supplies and advise that interested parties make their own enquiries/ investigations to confirm the presence of the respective supplies and their adequacy.
- Price:** Offers are invited for the freehold site.
- VAT** All prices quoted are exclusive of VAT
- Legal Costs:** Each party to pay their own legal costs.
- Viewing:** Strictly by appointment with the agent:  
**Contact: Henry King T: 01225 341004 Email: [henryking@kavanaghs.co.uk](mailto:henryking@kavanaghs.co.uk)**  
**Andrew Martin T: 01380 723451 Email: [Andrew.martin@strakers.co.uk](mailto:Andrew.martin@strakers.co.uk)**
- Date of particulars:** July 2011

The Code of Practice on commercial leases in England and Wales 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 through the website: [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) Misrepresentation Act 1967: These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or the contract. Prospective purchasers and tenants should not rely upon the particulars (nor any statement/representation) within as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property. Property Misdescriptions Act 1991: These details were prepared on the date stated above and are subject to future amendment. The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues. 5159



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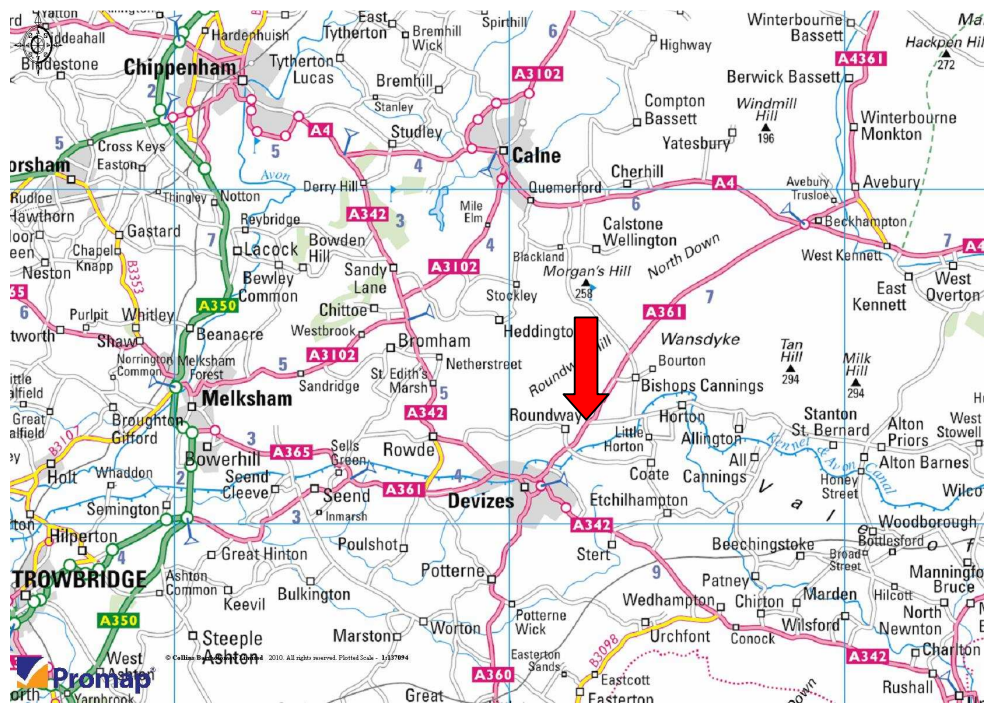
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This plan is not to scale and for indicative purposes only



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