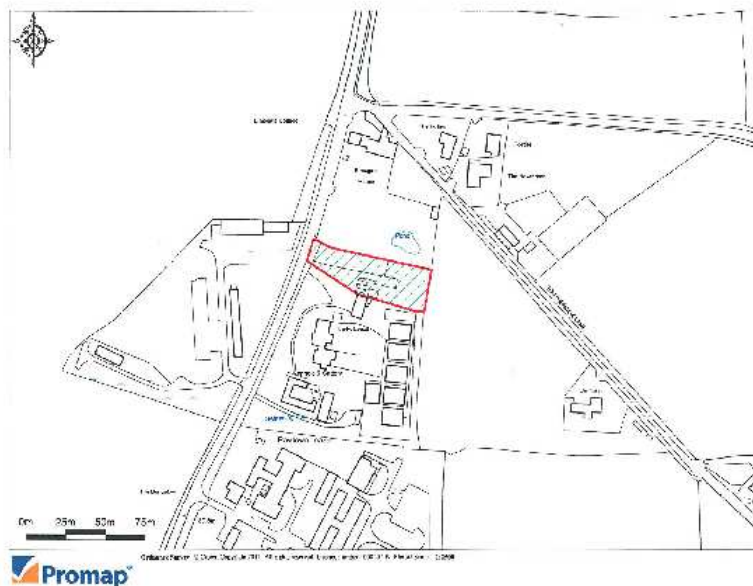




OFFICE DEVELOPMENT LAND

Approx 0.5 acres / 0.2 ha

FOR SALE



**LAND ADJACENT TO
ELMSGATE, EDINGTON ROAD
STEEPLE ASHTON
BA14 6HP**



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

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01225 341508
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LOCATION: The site is situated in Steeple Ashton within easy reach of the A350 a main arterial route. The towns of Trowbridge, Westbury (mainline access), Melksham, Warminster, Chippenham (M4 access) and the Georgian City of Bath are all within easy reach.

DESCRIPTION / SALE PRICE: A rectangular site of approximately 0.5 acres (0.2 ha) with open land to the rear.

GUIDE PRICE: £125,000

PLANNING: Planning permission was granted on 7th August 2009 for new office accommodation of 1927 sq ft and associated parking. A copy of the planning permission and the associated drawings are available at the agents offices.

SERVICES: We understand that the property is connected to mains electricity and septic tank. 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.

LEGAL COSTS: Each party to pay their own legal costs.

VAT: All prices quoted are exclusive of VAT.

VIEWING: Strictly by appointment with the agent:
Contact: Henry King at Kavanaghs
Telephone: 01225 341004
Email: henryking@kavanaghs.co.uk

Feb 2011 SUBJECT TO CONTRACT

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

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.

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