

**FOR SALE**

**DEVELOPMENT SITE**  
**0.17 HECTARES (0.43 ACRES)**

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



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

# FOR SALE

## 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.

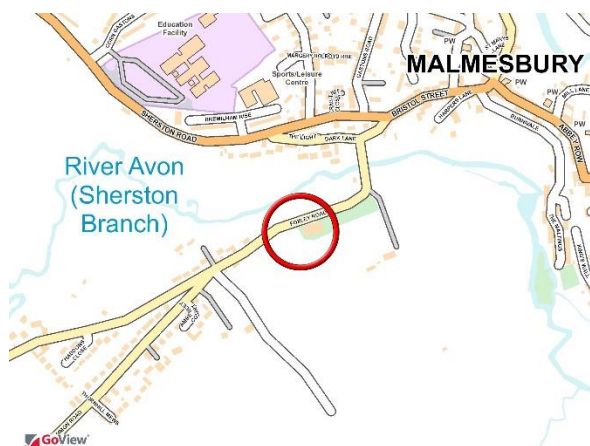
## DESCRIPTION

- Brownfield development site with full planning permission.
- The site is offered freehold 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) and comprises the following (approx) areas:-

	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
<b>Total</b>	<b>0.17</b> <b>hectares</b>	<b>0.43</b> <b>acres</b>



## TENURE

The property is available by way of the sale of the freehold interest.

## 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.

## EPC

Not applicable.

## CONTACT

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