



**HIGH PENN
TRADE PARK**

OXFORD ROAD • CALNE WILTSHIRE • SN11 8RX

CALNE
TOWN
CENTRE

PORTE MARSH
INDUSTRIAL ESTATE

A3102

TESCO

OXFORD ROAD



A3102

M4 J16

FOR SALE

4.12 ACRES (1.67 HECTARES)

EMPLOYMENT LAND ON THE INSTRUCTIONS OF
LIDL GREAT BRITAIN LIMITED

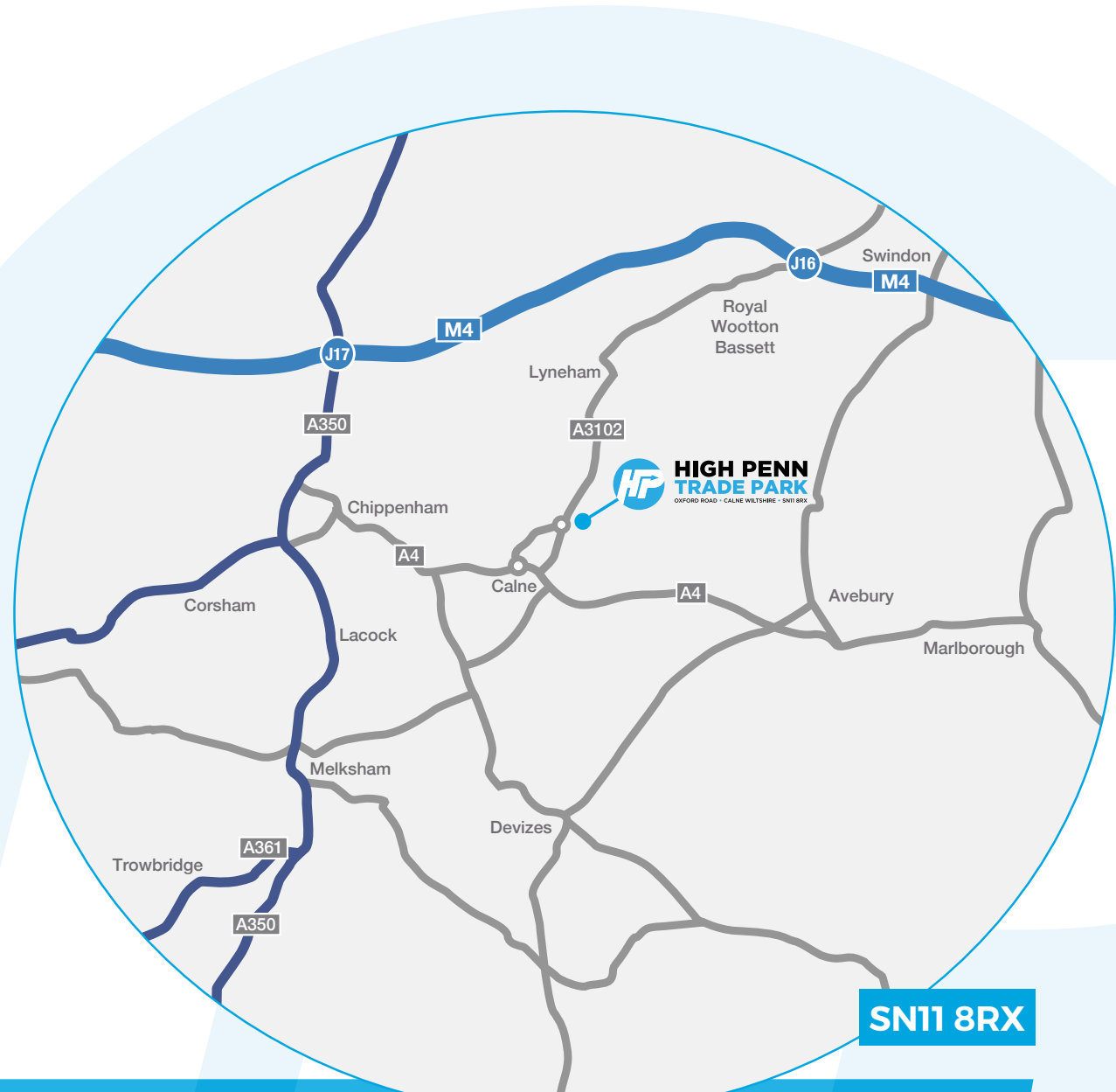
- Rare development opportunity
- Pending consent for 10 industrial units extending to a total of 52,750 sq ft (4,900.64 sq m)
- Good access to M4
- Established business location
- Freehold

LOCATION

Calne is well located approximately 10 miles south west of Junction 16 of the M4 motorway via the A3102 and 4 miles east of Chippenham via the A4.

The site is situated to the east of the Oxford Road, north of Calne Town Centre and immediately adjacent to the Porte Marsh Industrial Estate, the principle employment area serving the town.

Nearby occupiers, include a range of local, regional and national operators including Tescos, Chalfont Building Supplies, Deceuninck, Buildbase, Acklea and Mole Valley Farmers.



DESCRIPTION

The land extends to **4.12 acres (1.67 hectares)** with frontage and roundabout access to **Oxford Road / A3102**.

The site forms part of a larger site for a proposed development of a Lidl Foodstore, customer parking and employment use on the subject site.

Opportunity to acquire a development site for employment / trade counter uses in an accessible and prominent location to the north of Calne. The proposed development (subject to planning) will provide the following ground floor areas:

UNIT	SQ FT	SQ M
Unit 1	10,000	929
Unit 2	5,000	464
Unit 3	5,000	464
Unit 4	3,750	348
Unit 5	8,000	743
Unit 6	5,000	464
Unit 7	4,000	371
Unit 8	4,000	371
Unit 9	4,000	371
Unit 10	4,000	371



Pending consent for 10 industrial units extending to 52,750 sq ft (4,900.64 sq m) ranging from 3,750 sq ft (348.39 sq m) to 10,000 sq ft (929.03 sq m);

PLANNING

The land is allocated as Employment Land within the Wiltshire Core Strategy for development and employment purposes (B1, B2 & B8 class use). A planning application is to be submitted for the development of the whole site and can be viewed on the Wiltshire Council Planning Portal.

On the subject site consent is being sought for 10 commercial units totalling GIA 52,750 sq ft (4,896 sq m) with parking. Further enquiries can be made with the Local Planning Officer regarding their intended use of the land at Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

Tel: 0300 456 0114. Email:

developmentmanagement@wiltshire.gov.uk

TENURE

The property is freehold and will be sold with vacant possession.

SERVICES

Electricity, mains drainage and water will be brought to the site boundary, further details are within the dataroom.

VAT

Any figures quoted will be exclusive of VAT.



INFORMATION PACK

An information pack containing relevant planning, technical and legal information and bidding procedure is available for download from the website

www.highpenntradepark.com

METHOD OF SALE

The site is offered by way of informal tender. Offers should be made by email with the subject of the email to be "Oxford Road, Calne - Site Offer". The email is to be sent to Alison Williams (alison.williams@carterjonas.co.uk), Colin Scragg (colin.scragg@carterjonas.co.uk) and George Lynch (george.lynch@carterjonas.co.uk) using the bidding proforma which is available in the data room. The vendors are not obliged to accept the highest or indeed any offer.

Prospective purchasers are advised to familiarise themselves with the bidding proforma contained within the information pack. Best offers should be submitted by 25th September 2020.

OVERAGE/CLAWBACK

Please see information pack.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWINGS

The open parts of the site may be viewed at your convenience. No children will be allowed to inspect. Should you wish to access the site please apply to Alison Williams, Colin Scragg or George Lynch.



FURTHER INFORMATION Should you require further information or wish to view please contact:

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IMPORTANT INFORMATION

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