



Castledown Business Park
Tidworth Road
Ludgershall
Wiltshire, SP11 9FA

Employment Land 11.036 hectares / 27.27 acres

On Instructions from Wiltshire Council

LOCATION

The site occupies a prominent location to the west of Ludgershall town centre, being 2 miles east of the Garrison town of Tidworth and 16 miles north-east of Salisbury. The property has good road links having direct access to the A3026 leading to the A342 Devizes (29 Miles), Andover (6 miles) and is positioned 6 miles north of the A303.

DESCRIPTION

The land extends to 11.036 hectares / 27.27 acres with frontage to Tidworth Road / A3026. The site has two access points to the east and west of the site directly on to Tidworth Road. The site has two phases of development undertaken to date being Fitz Gilbert Court in 2008 and Brydges Court in 2014.

METHOD OF SALE

The site is offered for sale by private treaty. The vendors reserve the right to request offers by informal tender.

Offers can be made on a conditional and unconditional basis and for the whole of the site or part (subject to negotiation).

The vendors are not obliged to accept the highest or indeed any offer. In the event of an offer being subject to planning for development, full details should be provided. They reserve the right to negotiate with preferred bidders where alternative uses are proposed which are considered not to have detrimental impact in planning terms.

Please note the vendor would be prepared to consider offers on a long lease (125 years) with geared round rent.

INFORMATION PACK

An information pack containing relevant planning, technical and legal information is available upon request from the agents.

Prospective purchasers should note that the vendor will expect that they have obtained and carefully considered the contents of the information pack prior to submitting their offer.

OVERAGE / CLAWBACK

Uses other than B1, B2 and B8 will be subject to a clawback based on a % of the increase in land value for a period of years to be agreed. Details of the clawback clause to be subject to negotiation.

PLANNING

The land is allocated as Employment Land within the Wiltshire Core Strategy for development for employment purposes (B1, B2 & B8 class uses). A Planning Statement is attached within the Information Pack.

Further enquiries can be made with the local planning officer at:

Wiltshire Council,
County Hall,
Bythesea Road,
Trowbridge,
Wiltshire BA14 8JN

T: 01225 776655 / 0300 456 0114

E: spatialplanningpolicy@wiltshire.gov.uk

TENURE

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

PRICE

Please apply to the marketing agents for a guide price.

VAT

The sale price will be subject to VAT.

LEGAL COSTS

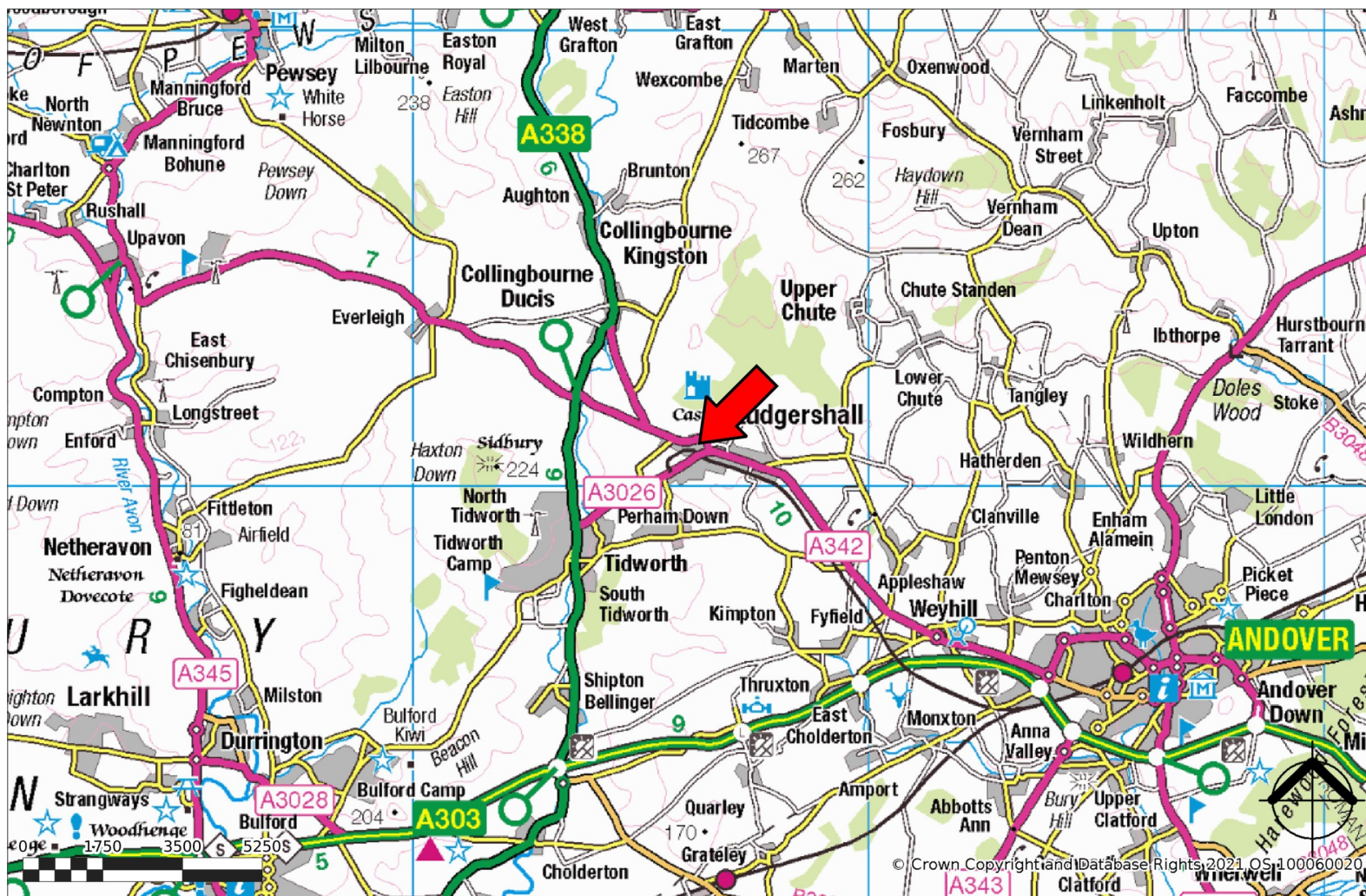
Each party is responsible for their own legal costs.

VIEWINGS

The open parts of the site may be viewed at your convenience.

Should you wish to access the site, please apply to the Joint Sole Agents.

SUBJECT TO CONTRACT



FOR IDENTIFICATION PURPOSES ONLY

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams MRICS / Colin Scragg FRICS

alison.williams@carterjonas.co.uk | Mob: 07917 041109

colin.scragg@carterjonas.co.uk | Mob: 07974 399432 |

Myddelton & Major

Dean Speer MRICS

01722 337577 | 07831 216423

deanspeer@myddeltonmajor.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas