

# FOR SALE

Development site of 0.45 acres (0.182 hectares)

# Birds Marsh

District Centre

Rose Drive · Chippenham SN15 1GD

A350 & M4



# Location

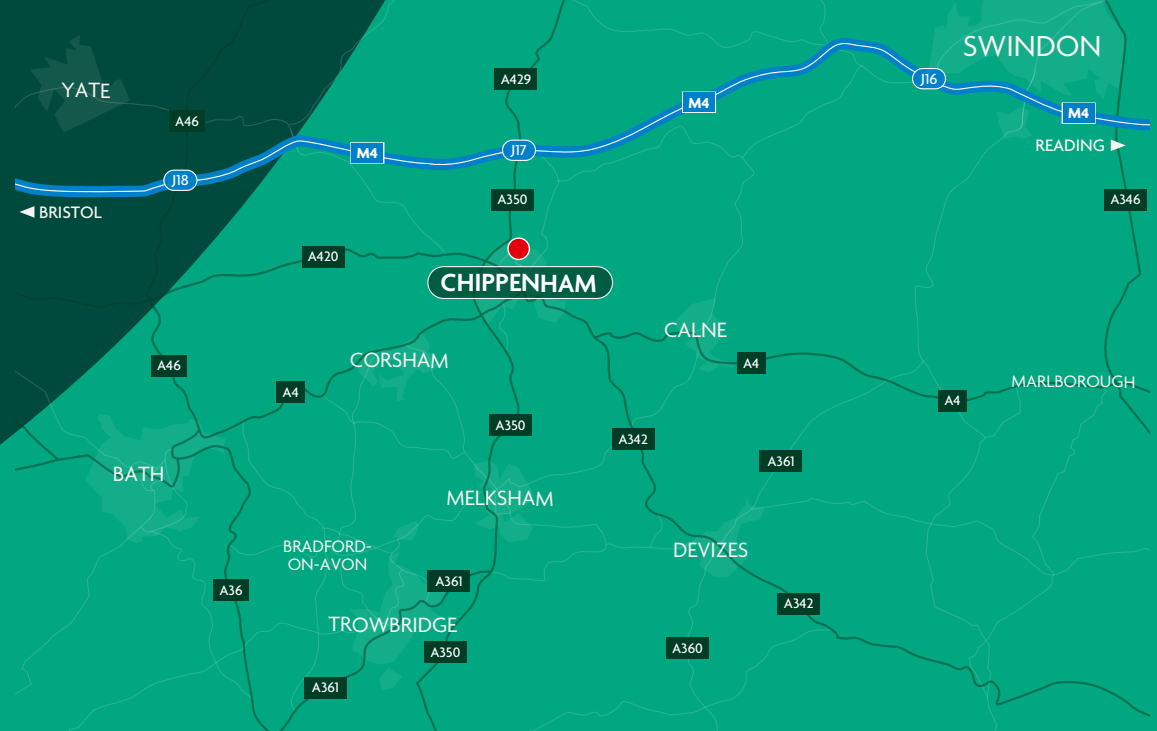
The Birds Marsh development is accessed via the new link road off the main A350 dual carriageway with the M4 (Junction 17) being just 4 miles to the North.

Chippenham town centre is located less than 2 miles to the south and offers a wealth of retail and leisure facilities.

Chippenham Railway Station provides direct easy access to Bristol Temple Meads to the West (approximately 25 minutes) and London Paddington to the East (approximately 60 minutes).

Gainey Gardens is the main road through the residential development directly off the new link road, known as Kilverts Way. The site is at the junction of Gainey Gardens/Rose Drive, opposite Couzens Close.

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# Description

The proposed District Centre is set in the heart of the award winning Birds Marsh development of approximately 750 new homes recently built to the northern edge of Chippenham. The site is broadly square in nature and fronts Gaineys Gardens. It is surrounded by houses to the North and West with mature trees and grassed landscaping to the East. Further dwellings are located on the other side of the road. There are no buildings currently situated on the site.

Plans were previously drawn up to show a rectangular building positioned roughly in the middle of the site with 11 car parking spaces & a HGV loading area to the front and 20 further car parking spaces to the rear.

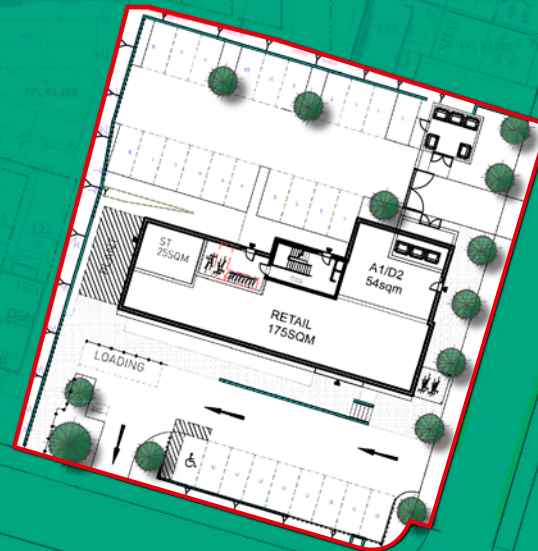
The overall site comprises circa 0.45 acres (0.182 hectares).

# Planning

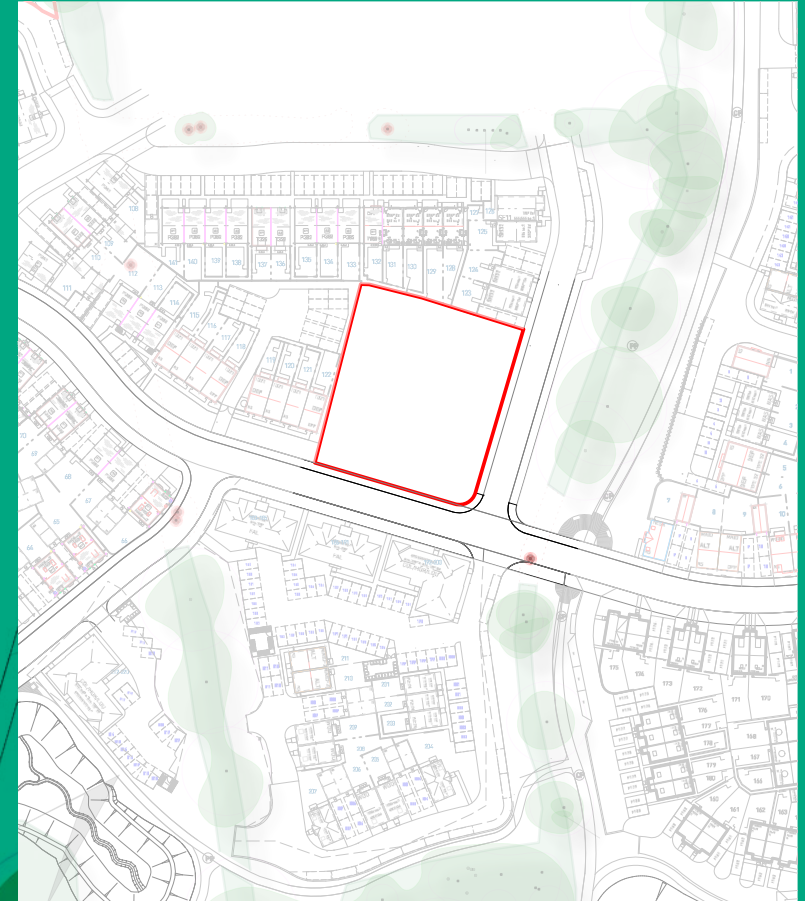
The subject site had a planning permission for a Local Centre (Use Classes A1 (retail), D1 (non-residential commercial development including medical & health, nursery, art display, educational use, public hall or place of religious worship) or D2 (assembly & leisure) up to a maximum of 2,152.8 sq ft (200 sq m).

This Planning Permission has now lapsed but previously formed part of the overall Birds Marsh Development N/12/00560. Any interested party will be required to submit a new planning application via the Local Authority [www.wiltshire.gov.uk/planning](http://www.wiltshire.gov.uk/planning).

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*illustrative layout*



# Terms

The site is available for sale on a freehold basis with vacant possession. Offers in the region of £400,000 plus VAT are sought.

Consideration will be given to the grant of a new lease of commercial premises and therefore further discussions are invited via the sole selling & letting agents.

**Birds Marsh**  
District Centre

## Further information

The site is available to view from the public highways. For further information, please contact the sole selling agents.

**alder king**

PROPERTY CONSULTANTS

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.  
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