

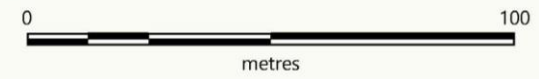


FOR SALE

Land off Marshall Road

Dezives, Wiltshire SN10 3UF

1.16 acres (0.47 hectares)



NHS
Property Services
NHS Property Services Limited
10 South Colonnade

Title: Land at Marshall Road, Dezives, SN10 5DS
Drawing No: GIS-AM-IM-DIS-MR-MRPH3-DP Rev:

Location

Devizes is a medieval market town located in mid Wiltshire approximately 11 miles North East of the County Town of Trowbridge and 14 miles South West of Marlborough. Chippenham is just over 10 miles to the North West with Junction 17 of the M4 a further 4 miles to the North. Swindon is 19 miles to the North East.

Marshall Road is situated approximately one mile to the south of the town centre beyond Nursteed Road which is one of the town's key employment areas. Marshall Road and its immediate surrounds are predominantly residential in nature with the newly constructed Integrated Care Centre which offers state of the art medical provision. Adjacent to the ICC is a modern surgical Centre run by Practice Plus Group.

The site is accessed directly off Marshall Road with the road running in a straight line between the two medical buildings to the Property. There is a regular bus service with bus stops in both directions almost immediately in front of the land on the main road.

M4 – J17



14 miles northwest

Trowbridge



11 miles southwest

Marlborough

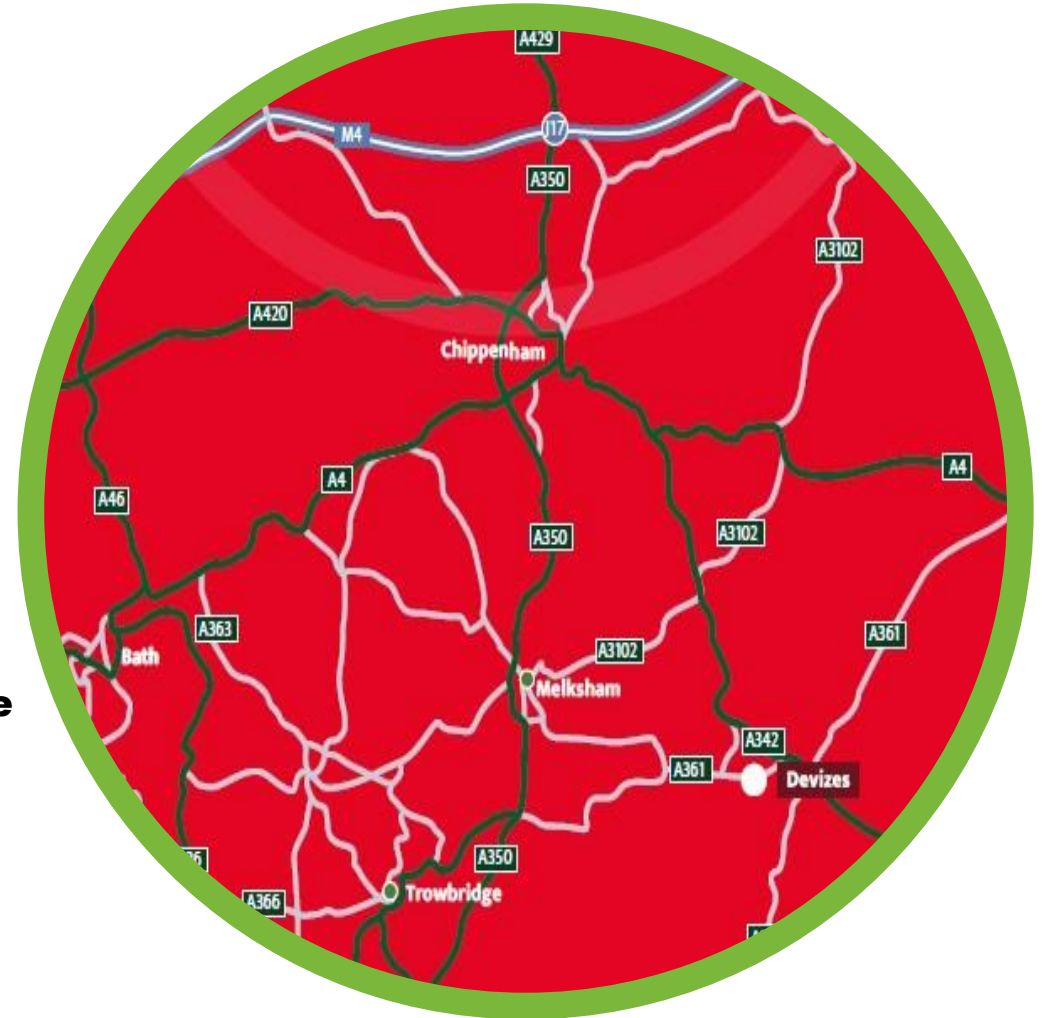


14 miles

Town Centre



1 mile



Description | Planning | Rates | EPC | Terms

Description

The Property is an area of flat grassland suitable for residential development to the rear of the Devizes Treatment Centre and the newly opened NHS Integrated Care Centre. The site is surrounded on three elevations by private residential dwellings.

There is a further area of grassland immediately to the rear of the ICC which is to be retained by the NHS for potential expansion of the new centre in the future.

The Site is accessed directly off Marshall Road in between the two Health Buildings with a bus stop by the entrance.

Planning

The site does not have an allocated planning use but we consider it to be suitable for a residential based use including domestic dwellings, care home or retirement living subject to obtaining a detailed planning consent.

There has been extensive recent residential development in the immediate area off Marshall Road & Green Lane. More recently, Vistry Group have secured a planning consent for 163 dwellings on the south side of Marshall Road at its junction with the A342 and Wiltshire Council have secured planning consent for 33 units on the land immediately to the west of the ICC.

Interested parties are encouraged to make enquiries to the Planning Department at Wiltshire Council www.wiltshire.gov.uk

Size

The Property comprises approximately 1.16 acres (0.47 hectares).

Proposal

The Land is available to purchase on a subject to contract only basis at a Guide Price of £995,000 exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price. We recommend that prospective purchasers establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

12 Pine Court
Kembrey Park
Swindon
SN2 8AD

www.alderking.com

AK Ref: JDG/DLN/99820

Date: August 2024

Subject to Contract



James Gregory

01793 428106

07917 188006

jgregory@alderking.com



Hugh Collins

0117 317 1102

07776 173071

hcollins@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS



alder king

PROPERTY CONSULTANTS



