



FOR SALE  
(MAY LET)

# Redlands

Wanborough Road, Swindon SN4 0AA

Retail Premises – 2,495 sq ft (231.75 sq m) on 0.4 acres



Swindon

Swindon Town Centre (4.5 miles)



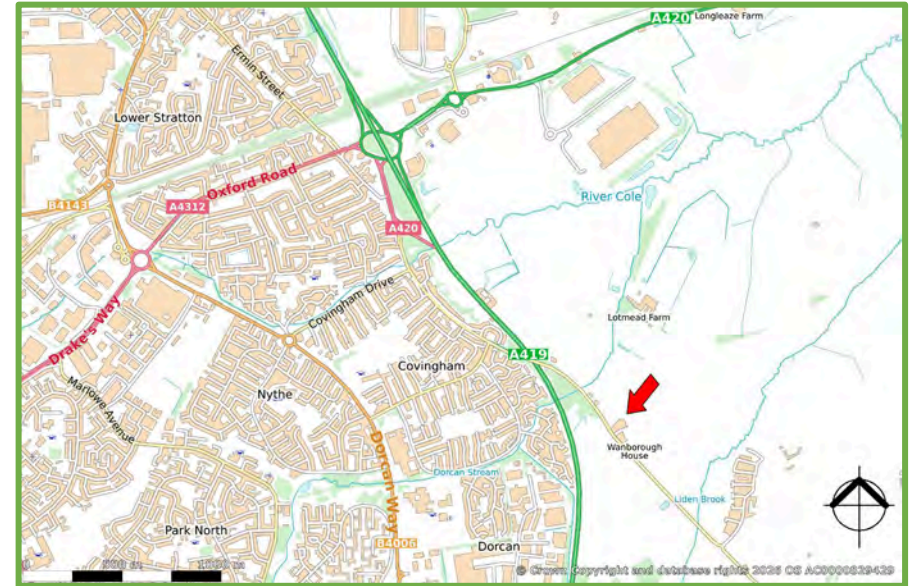
Wanborough (1 mile)

# Location

Redlands forms part of the strategic New Eastern Villages area to the east of Swindon. The overall development will comprise approximately 7,000 new homes together with new schools and retail amenities conveniently located throughout.

The site is located approximately 1 mile from the junction of the A419 giving convenient access to Swindon Town Centre (4 miles to the west), Junction 15 of the M4 (3 miles to the south) the A420 to the east leading to Oxford and the A419 to the north leading to Cirencester, Gloucester and the M5.

Redlands, which forms a part of the wider New Eastern Villages development, will ultimately provide 362 dwellings many of which are already built and occupied. A primary school is proposed adjacent to the subject site which offers the opportunity to construct and occupy a retail unit suitable for a variety of offers to the local catchment.



A419



2 miles north

M4 - J15



3 miles south

Swindon



4 miles

Oxford



32 miles

# Accommodation

## Description

The site totalling 0.4 acres has been designed to offer a retail unit including a back of house area, bin store and cycle parking in addition to car parking to the front and residential units above.

It is envisaged that the unit would be occupied as a single entity for a convenience store but it is capable of being used for other retail, administrative or leisure uses subject to planning. It could also be split to provide two separate units if desired.

## Services

We are advised that all main services are within the estate road and will be made available to the site.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Ground Floor Retail	2,495	231.75
TOTAL	2,495	2,495

Nearby  
Population



School



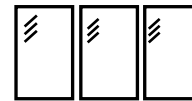
Retail



Shell  
specification



Glazed  
shopfront



# Planning | Rates | EPC | Terms

## **Planning**

We are verbally advised that the accommodation has planning consent for retail use but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council.

Tel: 01793 445500 or [www.swindon.gov.uk](http://www.swindon.gov.uk)

## **Business Rates**

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk)

## **Energy Performance Certificate**

There is no EPC as the Property has not yet been constructed.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

## **Rent/Purchase Price**

The property is offered for sale at a guide price of £400,000.

Consideration will be given to leasing the completed building subject to agreeing satisfactory terms.

## **Legal Costs**

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

## **References/Rental Deposits**

Financial and accountancy references may be sought from any prospective purchaser or tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## **VAT**

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

## **Anti Money Laundering**

A successful purchaser or tenant will be required to provide relevant information to satisfy 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**  
7 Pine Court  
Kembrey Park  
Swindon  
SN2 8AD  
[www.alderking.com](http://www.alderking.com)



**James Gregory**  
01793 428106  
07917 188006  
[jgregory@alderking.com](mailto:jgregory@alderking.com)

**AK Ref:** JDG/DLN/100318 **Date:** October 2025 **Subject to Contract**



COMMERCIAL  
AGENCY



INVESTMENT



BUILDING  
SERVICES



PLANNING



RESIDENTIAL  
DEVELOPMENT



PROFESSIONAL  
SERVICES



MANAGEMENT  
SERVICES



ASSET  
RECOVERY

## Important Notice

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### 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)

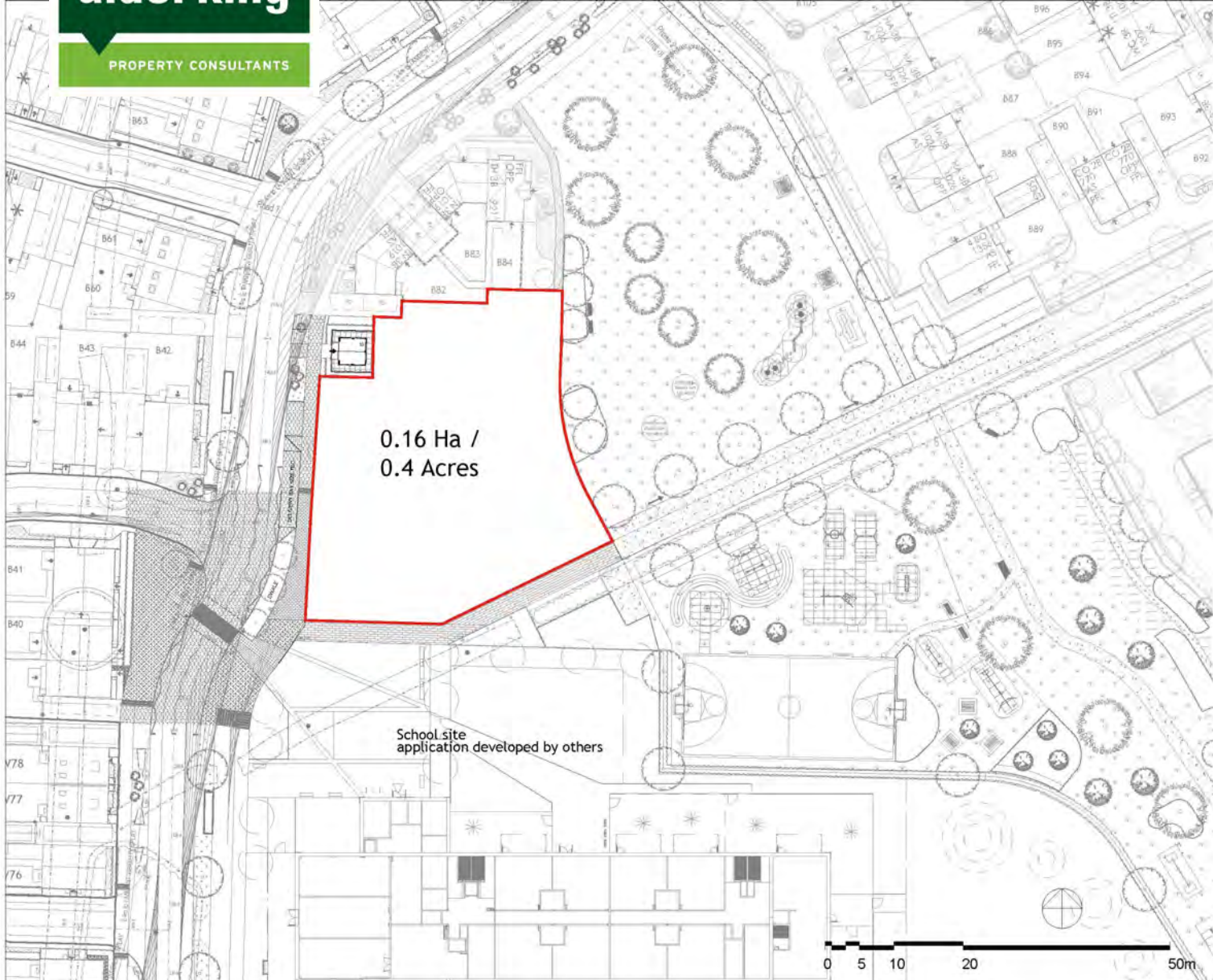
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you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



Proposed Building

# alder king

PROPERTY CONSULTANTS



0.16 Ha /  
0.4 Acres

School site  
application developed by others



Note:  
The contractor must verify all dimensions on the ground (including any work on the drawing) and not rely on the drawing.  
Alder King copyright  
All Rights Reserved  
McBains McRoberts no express or implied warranties with respect to the accuracy, suitability, or completeness of the data provided on this drawing (including any data, information, or other data) for any particular purpose. Please refer to the relevant terms and conditions for further details.

P1 Issued for comments 22.01.2025 FC FC

No.	Revision	Date	By	Check	Approved
FC	FC	FC	FC	FC	FC
Drawn by	Checked by	Approved by			
60597	JAV 25	1.500 @ A3			
McBains	McRoberts				

## McBains

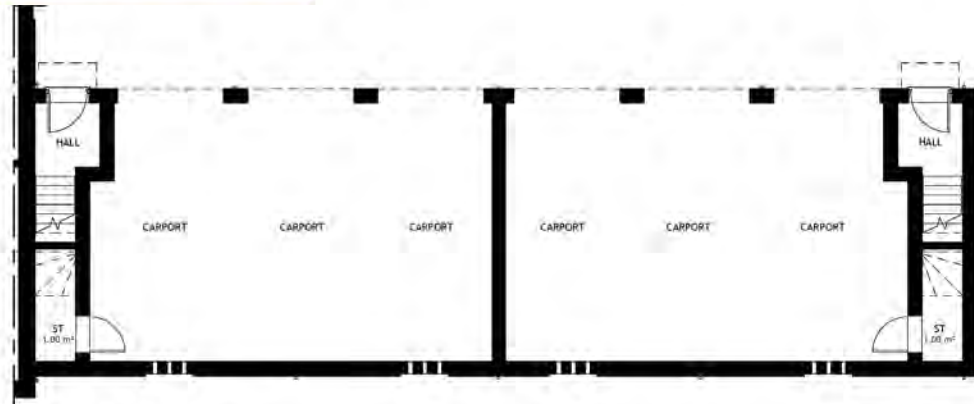
McBains Ltd  
8th Fl., 28 Park Square, London, E10 1JL  
+44 (0)20 794 7940  
mcbains.co.uk

Client  
**Vistry Group**

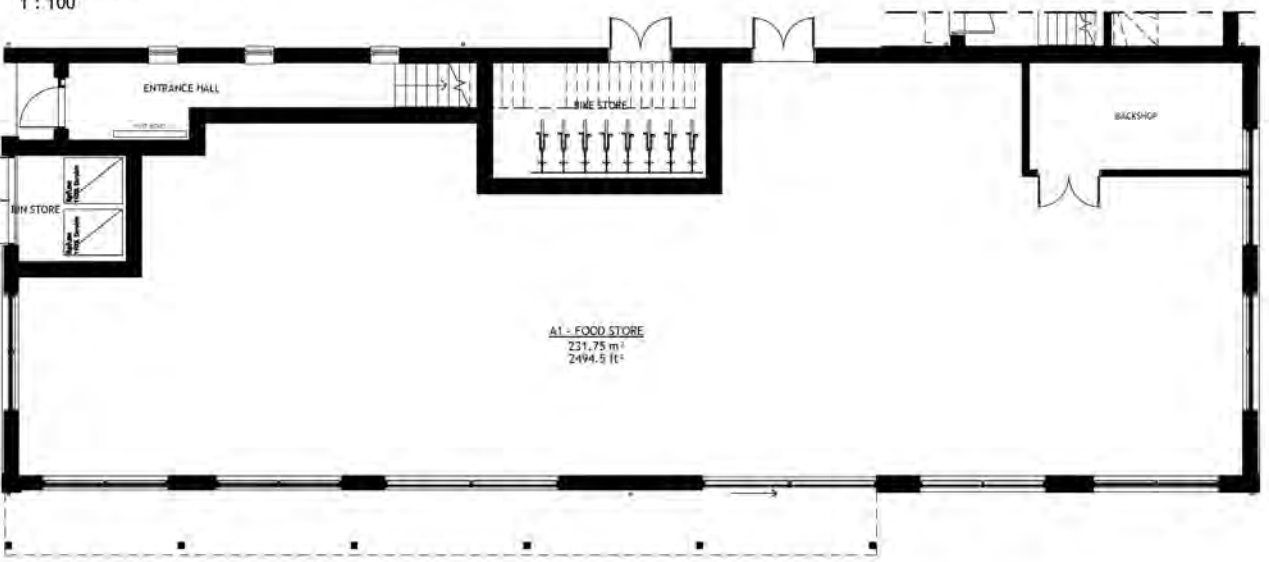
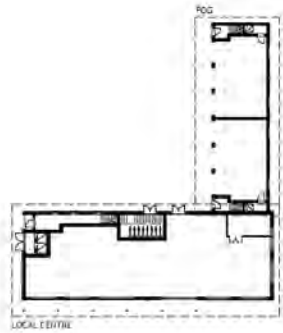
Project:  
LAND AT REFINERY FARM - LOCAL CENTRE  
WANDROUGH  
DORSET  
Drawing Title:  
LOCAL CENTRE - ALTERNATIVE PED LINE OPTION

## ARCHITECTURE

REDC - AKS - 22 - 22 - DR - A - 0200 - 05 - P1



GROUND FLOOR PLAN - FOG  
1 : 100



GROUND FLOOR PLAN - LOCAL CENTRE  
1 : 100



1.00	1.00	1.00
1.00	1.00	1.00
1.00	1.00	1.00
1.00	1.00	1.00
1.00	1.00	1.00

IP	FC	PCS
SDPT	JCC 2/3	Is indicated # AD

**McBains**  
McBains Ltd  
Architects

**Bellway Vistry Group**

Project: Lark Hill Bellway Farm  
Location: Duns  
Drawing Title: Bellway Local Centre  
Ground Floor Plan

**ARCHITECTURE**

REC'D - MCB - 22 - 08 - 04 - 2510 05 - 01

Proposed Ground Floor Plan

Indicative residential dwellings at Redlands



**alder king**

PROPERTY CONSULTANTS

