

Myddelton & Major

FOR SALE



West Wilts Trading Estate, Westbury,
Wiltshire, BA13 4QT

Development Land
on Established Industrial Estate

From 0.64 to 1.83 acres
(0.26 to 0.74 ha)

Industrial
Development Land
For Sale

Plot 289B



Plot 291



Location

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 14,709. West Wiltshire District has a population of 127,900 (Source 2011 Census). The county town of Trowbridge is approximately 4 miles to the north, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Communications are via A350/A36 Bristol and Salisbury, A350/A361 to Trowbridge and Chippenham/M4 (15 miles). Westbury has a mainline Railway Station to London Paddington (90 minutes) and Bristol Temple Meads (40 minutes).

The West Wilts Trading Estate is situated approximately 1 mile from Westbury town centre and is the largest of the town's industrial estates. Comprising around 165 acres, the Estate provides 1.5 million square feet of employment space housing national and local businesses such as Welton Bibby & Baron, Rygor Group, Faccenda Group, Audience Systems, Henleys Medical, Macfarlane Packaging, Copart, W H Kemp, Trelleborg, Arla, Cazoo and many others.

Planning

Outline planning consent was previously granted for B1, B2 & B8 uses with no hours restrictions. Prospective purchasers will need to submit a full planning application on their proposed site. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN. Tel: 01225 776655.

Description

Greenfield land is available for development with existing Estate Road infrastructure. Details of utility services available upon request.

Plot 289a	-	2.07 acres	(0.83 ha)	Sold
Plot 289b	-	1.83 acres	(0.74 ha)	Under Offer
Plot 290a	-	1.61 acres	(0.65 ha)	Sold
Plot 290b	-	1.5 acres	(0.61 ha)	Sold
Plot 290c	-	0.64 acres	(0.26 ha)	Sold
Plot 291	-	1.5 acres	(0.61 ha)	Under Offer
Plot 292	-	1 acre	(0.40 ha)	Sold - STC

Tenure

Freehold.

Price

Plot 289b	-	Under Offer
Plot 291	-	Under Offer

VAT

Price subject to VAT (if applicable).

Estate Service Charge

There is an Estate Service Charge payable towards the upkeep and maintenance of the common areas and services to the Estate.

Viewing

For further information contact:-

Myddelton & Major
Estate Office
Quartermaster Road
West Wilts Trading Estate
Westbury
BA13 4JT

Contact: Peter Sammons
Tel: 01373 822260
Email: petersammons@myddeltonmajor.co.uk

Myddelton & Major
49 High Street
Salisbury
Wiltshire
SP1 2PD

Contact: Philip Holford
Tel: 01722 337577
Email: philipholford@myddeltonmajor.co.uk

Ref: PH/PS/JW/10243-Land

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

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