



The Old Bank. Swindon Street, Highworth, SN6 7AH

**Guide Price: £280,000**

richard james





## Swindon Street

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### Highworth

#### Freehold Development with Vacant Possession

An attractive commercial (Class E) property with residential development potential (STP) located in a prominent position on Swindon Street in the market town of Highworth.

The property, previously functioning as a bank and later converted into commercial office premises, has a rich history and a prominent location within the town. The property currently provides approximately 1,713 Sq Ft (NIA) of well-appointed office accommodation set out across two floors with separate male and female WCs. To the rear of the property is courtyard providing garden and parking area, and beyond this is a further area of ground which is laid out as access.

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#### Location

Highworth is a desirable market town known for its picturesque surroundings and strong sense of community. Properties in such locations tend to attract high demand from buyers and renters alike, making it an attractive proposal.

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#### Conversion Opportunity

With the changing landscape of the real estate market, there is a growing trend towards repurposing commercial properties into residential spaces, especially in areas where housing demand exceeds supply. The conversion of the former bank building into residential units presents an opportunity to tap into this demand and potentially maximize returns on investment.

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#### Planning Permission

While the property has been operating as commercial office premises for several decades, obtaining planning permission for its conversion into residential units would be crucial. Engaging with local planning authorities and submitting a well-structured proposal outlining the benefits of the conversion, such as addressing housing shortages and revitalizing the town center, would be essential in securing the necessary approvals.









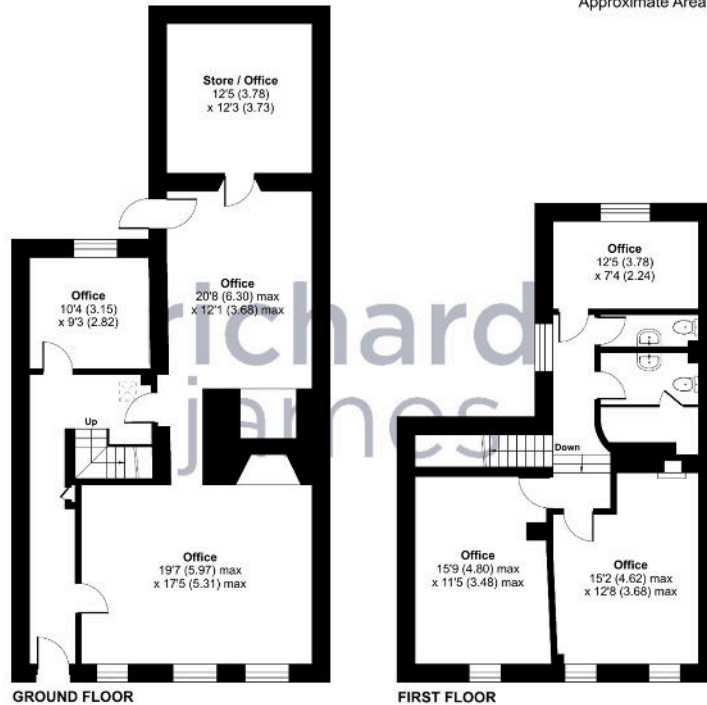







## Floorplan

Approximate Area = 1713 sq ft / 159.1 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James. REF: 1105619

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