

For Sale - Commercial/Development Opportunity

Chippenham Road, Lyneham, SN15

richard
james



The Site

We are pleased to offer this former car sales which is situated in a prime location on Chippenham Road, Lyneham.

Ideal for purchasers looking for large outdoor commercial property or for developers searching for a plot in the countryside (subject to planning), the site has numerous outbuildings and measures approximately 0.45 Acres.

Location

Situated on the edge of Lyneham, this property is only 10 miles from Swindon & 9.4 miles from Chippenham.

Services

We have been informed by the vendor that there is power and water to the site. However, we advise all potential purchasers to check.



Offers

Offers should be submitted in writing to Chris via email.

The vendor will consider unconditional offers and conditional offers subject to planning.



Chris Pomphrey

Land and New Homes Director

chrispomphrey@richardjames.uk

Tenants

Part of the site is currently rented out. It generates an income of circ. £17,000pa and the tenants have an occupational lease.

Tenure

Freehold

Anti Money Laundering

Purchasers will be required to provide proof of identity information in order that Anti-Money Laundering checks can be undertaken, before an offer can be accepted.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

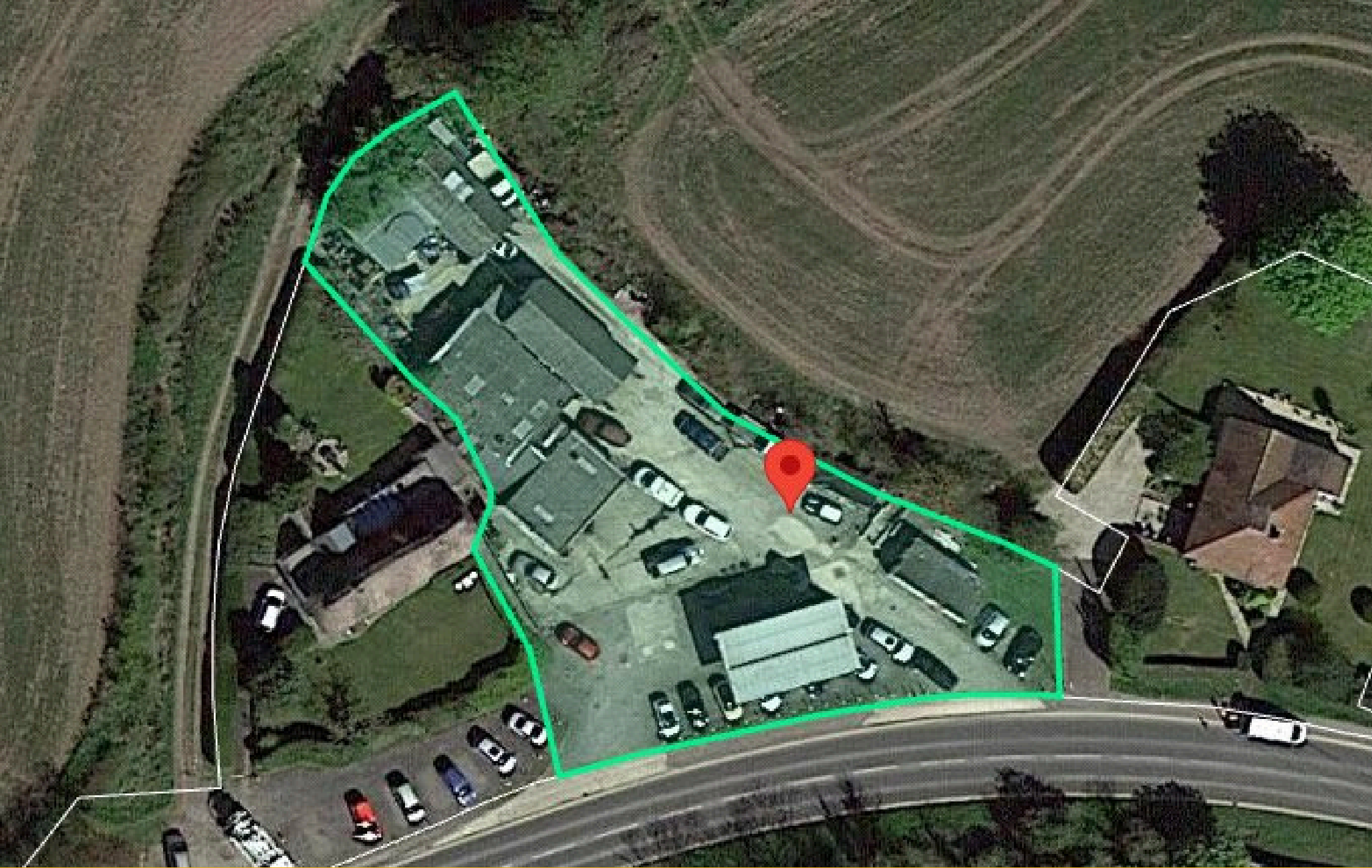
Closing Date

Offers should be submitted no later than:

12 noon on the 12th July 2024

Information you should include in the offer pack:

- Offer amount
- Details of the offer i.e any special conditions, deductions/assumptions.
- Proof of Funding
- Proposed Site Plan
- Solicitors Details
- Timescales for Exchange and Completion



Land & New Homes

Gemini House
Hargreaves Road
Swindon
SN25 5AZ

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