

Consented Industrial Development Site Tigermoth Fields, Chippenham Road

LYNEHAM SN15 4PA

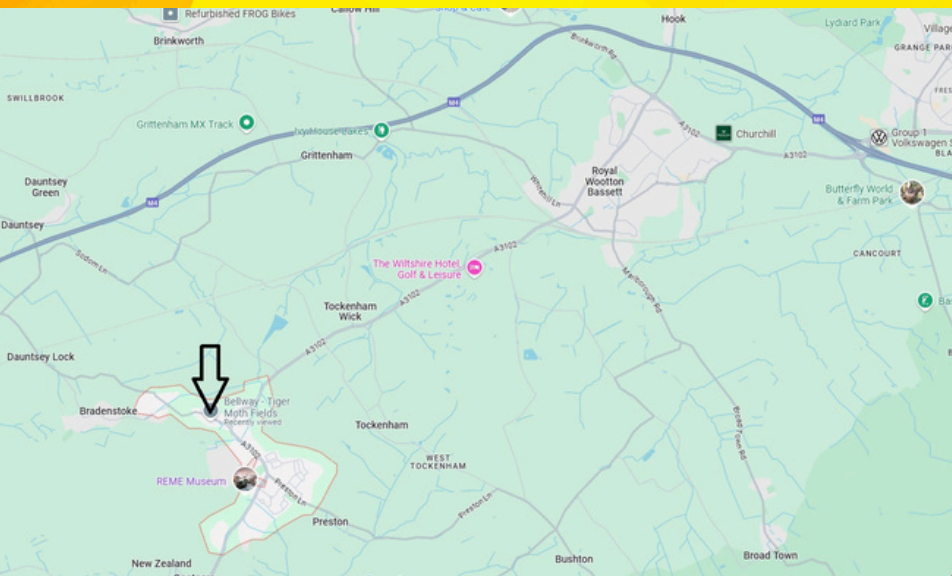
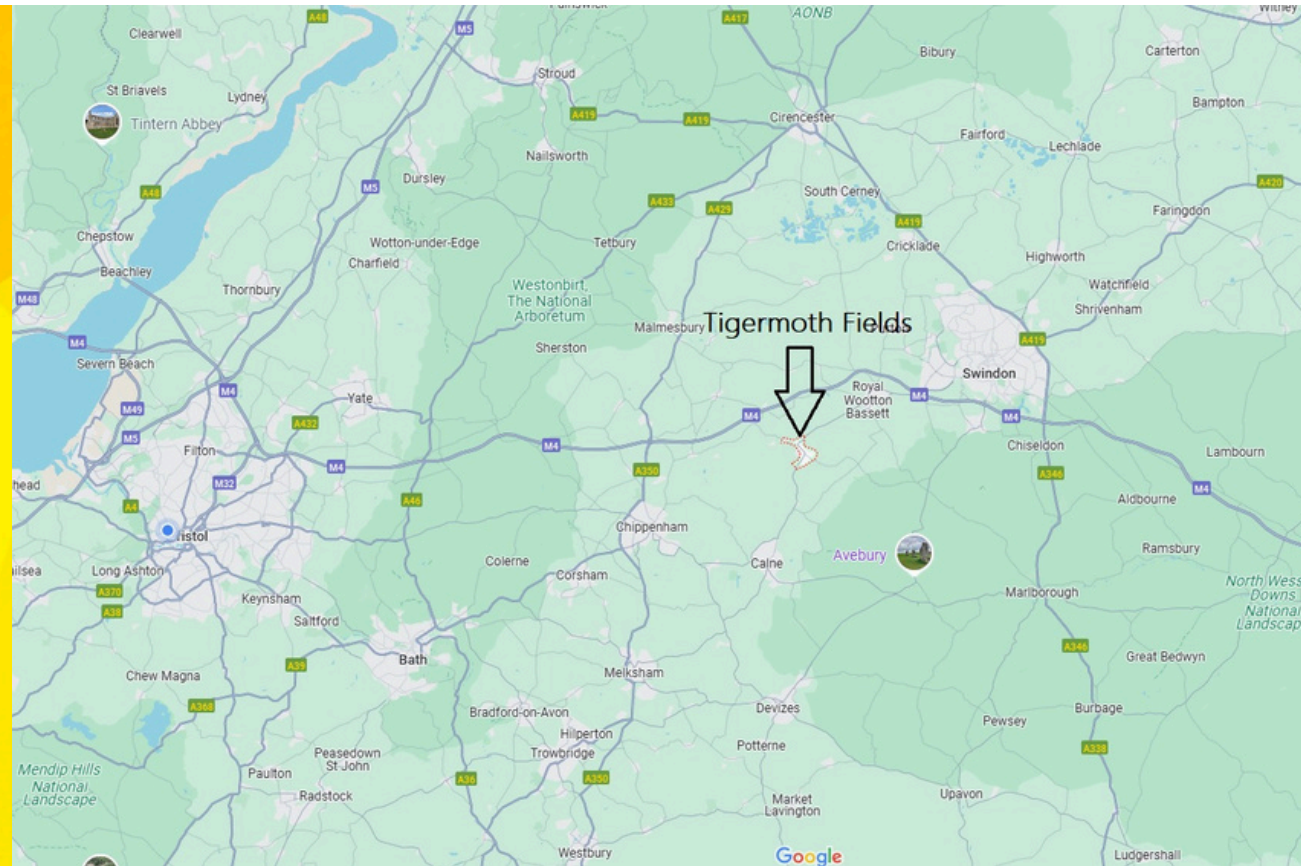
For Sale

Not to scale. For indicative purposes only.



TRANSPORT CONNECTIONS

Chippenham Railway Station	9.4 miles
M4 Junction 17	7.5 miles
Bristol Airport	40 miles
Chippenham	9.7 miles
Swindon	11.8 miles
Bristol	31.3 miles
Gloucester	38.5 miles
Birmingham	86.7 miles
London	88.5 miles



LOCATION

The site is located around 11 miles west of Swindon in Lyneham, Wiltshire. Lyneham is a Wiltshire village with a notable history as the site of a major Royal Air Force base. It's within 5 miles of nearby the towns of Royal Wootton Bassett and Calne.

Main transport links are via the A350 and M4 (Junction 17) which are 7.5 miles away via the B4069. The nearest railway station is Chippenham Station which is 9.5 miles away south and provides national mainline rail links on the Bristol to London route.

Local businesses include Huboo and Furniture Box located at Indurent Park, Chippenham.

Tigermoth Fields

Chippenham Road, Lyneham



PLANNING

The land outlined in red above has detailed planning consent for the erection of up to 2,600m² of B1 Industrial units.

Copies of the planning permission and associated documents are available by request, or on the Wilshire Planning Portal using the planning reference PL/2022/07119.

OFFERS

Price on application

OPPORTUNITY

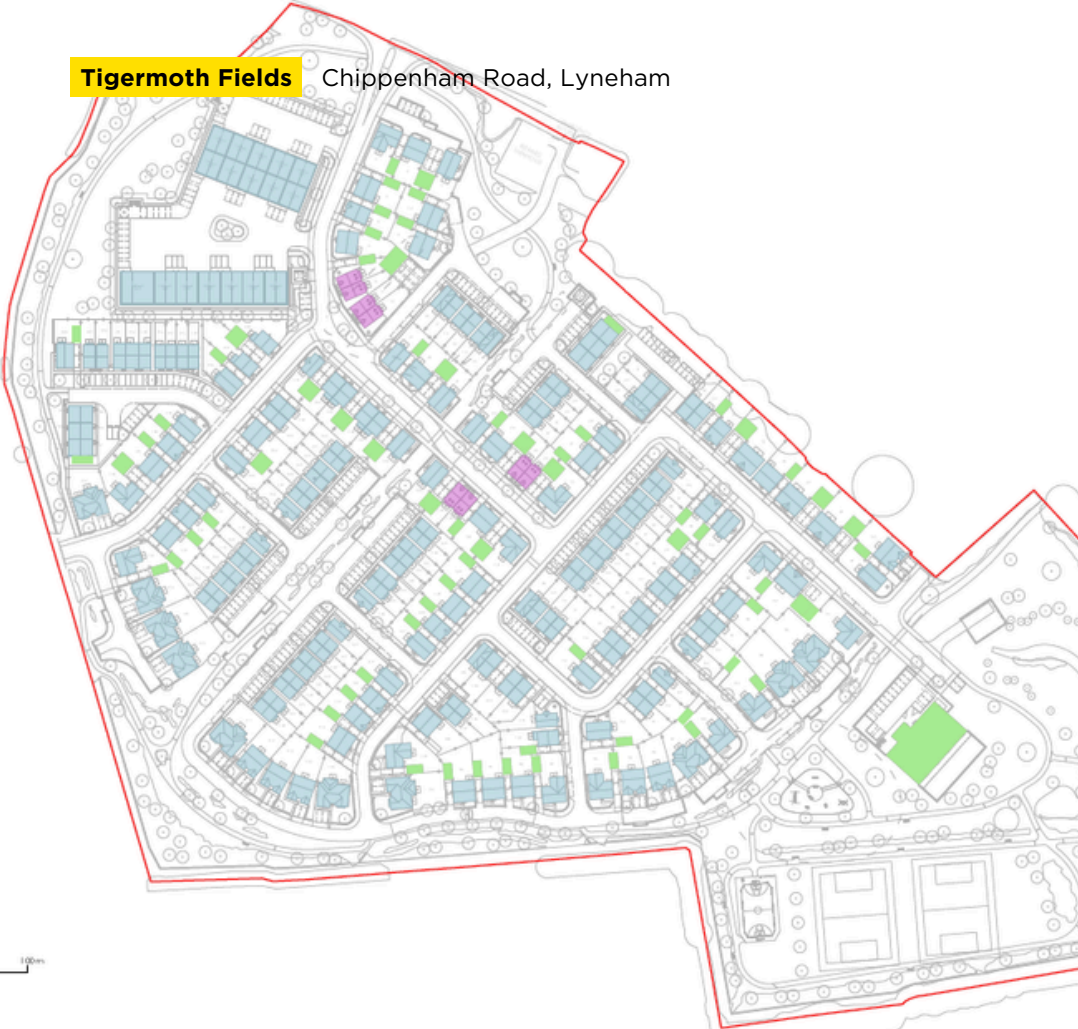
The opportunity comprises a development site of approximately 1.3-acres, benefiting from a recent planning consent, granted in January 2024 for 17 small industrial units, on the entrance of a new residential scheme which is to comprise approx. two hundred 3, 4, and 5-bedroom homes.

The consent permits the construction of units in three sizes 1410, 1840, 2450 sq. ft, so as to cater to a range of businesses. The site benefits from an electricity supply 24 kVA per unit, 2+ parking spaces and roller shutter loading door.

The seller will also consider purchasers that wish to vary the planning consent.



Tigermoth Fields Chippenham Road, Lyneham



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VAT

This property has been elected for VAT and any purchase price agreed will be subject to VAT at a prevailing rate.

LEGAL COSTS

Each party is to bear their own costs in consideration of any transaction.

VIEWINGS

All viewings are strictly by appointment Please contact Savills or joint agents Whitmarsh Lockhart.

CONTACT

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