

DEVELOPMENT OPPORTUNITY FOR SALE

PIPERS WAY, OLD TOWN, SWINDON SN3 1SA



Artist's impression



A unique opportunity to purchase a site of approximately 1.35 acres (0.54 hectares) with detailed planning permission for the development of a mixed use scheme comprising a ground floor convenience store, 18 apartments and 16 town houses with no affordable housing requirement.

LOCATION & SITUATION



LOCATION

The site is situated directly off Pipers Way to the south of the Old Town area of Swindon, immediately adjacent to the entrance of Marlborough Park, a substantial residential development, and Wakefield House one of Nationwide's office properties.



SITUATION

The site which totals approximately 1.35 acres (0.54 hectares) net developable will become vacant by the end of 2017 following the relocation of the Wakefield House Energy Centre. The first phase of Marlborough Park has been completed and is fully occupied. The remainder of the site has planning permission for the erection of 91 dwellings and 74 age restricted dwellings with outline proposals for 313 dwelling houses, public open space and play area.

In terms of commercial occupiers Nationwide have approximately 3,500 staff working in their HQ building and a further 2,700 staff in Wakefield House. Intel who are located opposite the site employ approximately 850 staff.



FURTHER INFORMATION IS AVAILABLE IN THE DATA ROOM INCLUDING HEADS OF TERMS FOR THE CONVENIENCE STORE, SITE REPORTS AND A LEGAL PACKS

PLANNING INFORMATION



HOUSING BLOCK

APARTMENT AND RETAIL BLOCK



PLANNING

The site has received detailed planning permission (application no. S/14/2137) for the demolition of the energy centre and development of a mixed use scheme consisting of a ground floor convenience store, 18 apartments and 16 town houses with no affordable housing requirement. Detailed planning permission was granted on 3 December 2015.

A subsequent application S/15/2069 granted consent on 3 February 2016 for the variation of condition 6 to amend the convenience store opening hours to 7am to 10 pm on any day.

CLICK TO VIEW:

CONVENIENCE STORE

Heads of Terms have now been agreed with Kenmare Estates Limited (guaranteed by Mid Counties Co-Operative) for the convenience store which will provide approximately 4,800 sq.ft. gross internal area with 10 allocated car parking spaces. The proposed lease is for a term of 15 years with a 5 yearly upward only rent review. The initial rent will be £15 per sq.ft. applied to the measured and agreed gross internal area, to a maximum of £72,000 per annum exclusive. There is an initial 6 month rent free period.

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Wood Street, Old Town



High Street, Old Town

PURCHASE PRICE

Offers are sought in excess of £1.6 million for the purchase of the site with vacant possession and benefit of the existing planning permission and the potential letting of the convenience store to Mid Counties Co-Operative in accordance with the draft Heads of Terms.

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FURTHER INFORMATION

Further information is available from the joint agents:

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