

Development Site @, 3 Lowbourne, Melksham, Wiltshire, Postponed £695,000



Proposed Block Plan | 9 x 3 Bedroom Houses | PL/2023/05617



Site Location Plan - Scale 1:1250



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- POSTPONED
- FREEHOLD 0.32 ACRE DEVELOPMENT SITE
- PLANNING GRANTED FOR 2 SCHEMES
- 9 HOUSES OR 17 FLATS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - APRIL LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE (0.32 Acre) with PLANNING GRANTED for 2 schemes | 9 x HOUSES or 17 x FLATS

Development Site @, 3 Lowbourn, Melksham, Wiltshire, SN12 7DZ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

*** POSTPONED ***

ADDRESS | Development Site @ 3 Lowbourn, Melksham, Wiltshire SN12 7DZ

Lot Number 52

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30
Registration Deadline is on Monday 21st April 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process - please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE SITE | 0.32 ACRES

A Freehold development site located in the centre of the sought after town of Melksham comprising a level site of 0.32 Acres formerly the Melksham Labour Club but now demolished and cleared with vehicular and pedestrian access.

Sold with vacant possession.

Tenure - Freehold

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

The site has the benefit of planning permissions granted for two schemes.

PL/2023/05617

9 x 3 Bedroom 1161 Sq Ft (approx) houses with parking and garden
To be erected as a terrace of 5 and 4 units.

We understand the GDV is approximately (£320k each) £2.88m

13/07076/FUL

17 x 2 Bedroom Flats

We understand the GDV is approximately (£160k each) £2.72m

Ground floor - 432.9 Sq M | 4,659 Sq Ft

First floor - 432.9 Sq M | 4,659 Sq Ft

Second floor - 315 Sq M | 3390

Total - 1,180 Sq M | 12,701 Sq Ft

Please note the flats scheme 13/07076/FUL has a S106 obligation but no CIL obligation.

Please note we understand that following demolition permission 13/07076/FUL is extant - Confirmation of Development Commencement letter from Local Authority in online legal pack.

There is no affordable housing contribution regarding both schemes

ALTERNATIVE SCHEME

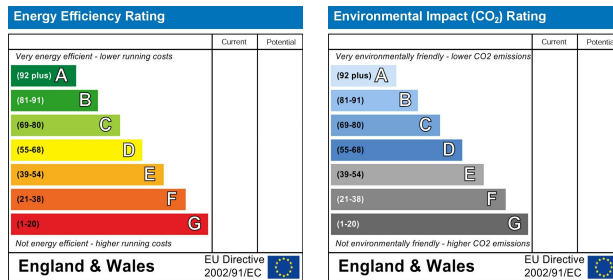
Given the town centre location and having its own pedestrian access from Bank Street the site offers scope for a wide range of potential commercial uses subject to consents.

Floor plan



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EPC Chart



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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details, clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.