

Development Site @, 3 Lowbourne, Melksham, Wiltshire, Auction Guide Price +++ £600,000



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



- FOR SALE BY ONLINE AUCTION
- VIDEO TOUR NOW ONLINE
- LEGAL PACK COMPLETE
- VIEWINGS - EXTERNAL INSPECTION
- PLANNING GRANTED FOR 2 SCHEMES
- MAY LIVE ONLINE AUCTION
- HEART OF MELKSHAM TOWN CENTRE
- 9 HOUSES OR 17 FLATS
- FREEHOLD 0.32 ACRE DEVELOPMENT SITE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - MAY 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

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

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30
Registration Deadline is on Monday 12th May 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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

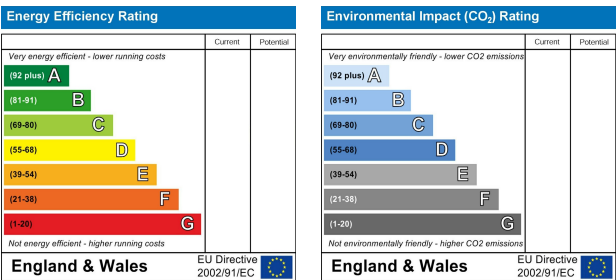
Given the town centre location and having its own pedestrian access from Bank Street the site offers scope for a wide range of potential commercial uses subject to consents.

Floor plan



Site Location Plan - Scale 1:1250

EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.