

## 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
- WEDNESDAY 18TH JUNE 2025
- LEGAL PACK COMPLETE
- VIEWINGS - EXTERNAL INSPECTION
- PLANNING GRANTED FOR 2 SCHEMES
- JUNE 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 - JUNE 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 35

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30  
Registration Deadline is on Monday 16th June 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

### 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

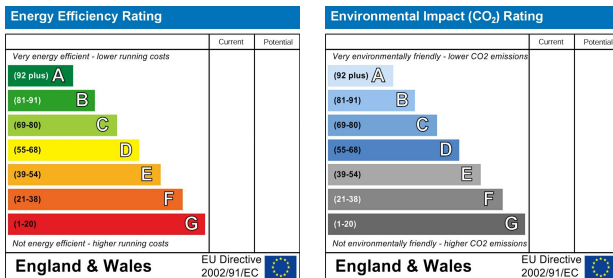
Given the town centre location and having its own pedestrian access from Bank Street the site offers scope for a wide range of potential commercial uses subject to consents.

## 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.