



**12 - 18 New Park Street, Devizes, Wiltshire, SN10 1EA**

**Guide Price £480,000**

Hollis Morgan – A Freehold PARCEL OF LAND ( 0.38 A ) with DEVELOPMENT POTENTIAL subject to consents.

## 12 - 18 New Park Street, Devizes, Wiltshire, SN10 1EA

### THE PROPERTY

A Freehold parcel of land ( 0.38 acres ) comprising a former Texaco petrol filling station site with kiosk and MOT garage most recently in use as a car wash with excellent road frontage and two vehicular access points.

The property has been secured following enforcement of a Possession Order dated 25.01.23

### LOCATION

Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

### THE OPPORTUNITY

#### FREEHOLD LAND WITH DEVELOPMENT POTENTIAL

The site offers a range of residential and commercial development opportunity subject to consents.

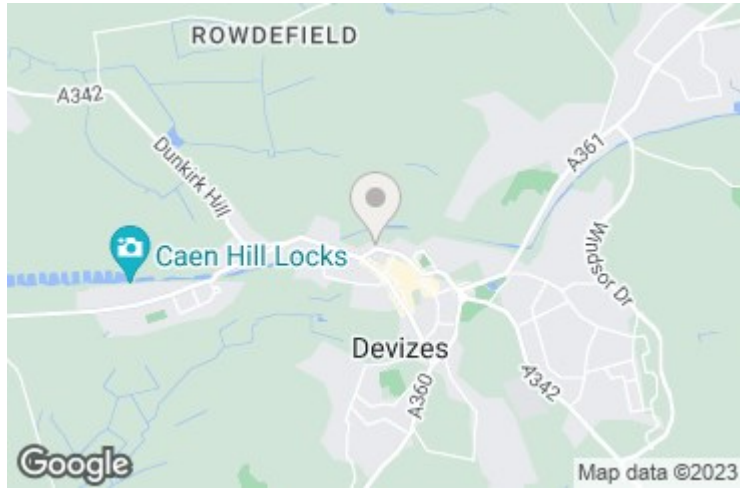
We understand no recent planning permission other than for the most recent use have been sought.

The land may also offer some strategic access to the surrounding land.

Environmental health have confirmed their records show that the tanks containing petroleum at the site were decommissioned in December 2004 by filling using materials such as RG22 foam and concrete - please refer to online legal pack.

### 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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-95%	A		
81-91%	B		
69-81%	C		
55-68%	D		
48-54%	E		
39-47%	F		
31-38%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-95%	A		
81-91%	B		
69-81%	C		
55-68%	D		
48-54%	E		
39-47%	F		
31-38%	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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