

# DEVELOPMENT LAND FOR SALE

Land at Foxley Road, Malmesbury, Wiltshire, SN16 0JE







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## Consented residential development site

- Planning permission for 3 detached dwellings.
- Popular North Wiltshire Town
- Edge of town position

### LOCATION

The site is located on the edge of Malmesbury approximately half a mile from the town centre. Malmesbury has a population of 7,181 (2021 census) and is the oldest borough in England. It is famed for its Abbey and has an attractive town centre. The town is often cited as one of the most popular places to live in Wiltshire and benefits from excellent access to the M4 (Junction 17) some 5 miles south via the A4329. The town has a healthy commuter population with both Bristol & Bath within 25 miles. There are a good array of local independent shops, pubs & restaurants as well as national retailers. 3 supermarket chains serve the town including two branches of Co-op, a Waitrose and Aldi. Cirencester to the north and Chippenham to the south are the principal administrative centres where more specialist goods and services are found, both within 20 mins drive.

### THE SITE

The site comprises a broadly level regular shaped brownfield site of approximately 0.36 acres, with frontage to Foxley Road of approximately 40 meters.

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### PLANNING

The site has planning consent for the Erection of 3 no. dwellings (Class C3) and associated works, under planning reference PL/2021/09012. Detailed drawings and further information can be found on Wiltshire Council's planning portal at: <https://development.wiltshire.gov.uk/>

### PRICE

£700,000 plus VAT for the freehold interest.

### SERVICES

Interested parties are advised to make their own enquiries.

### VAT

The property is not elected for VAT.

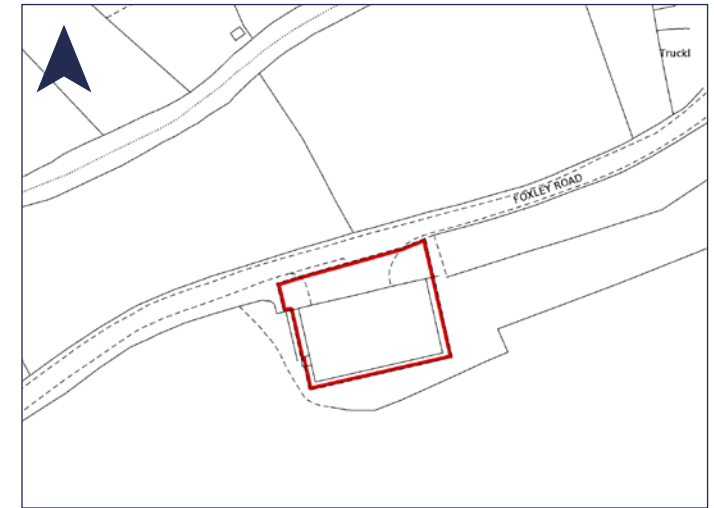
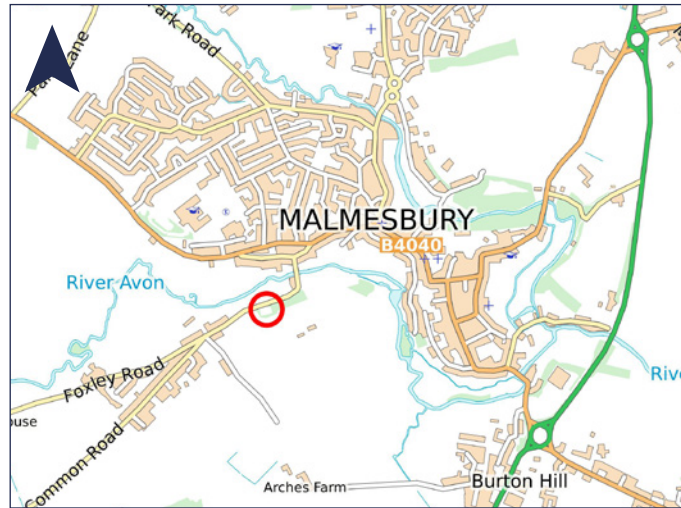
### FURTHER INFORMATION

Available from the sole selling agent, CSquared LLP.

**Nathan Clark**

M 07983 460 230

E [nathan.clark@cs-re.co.uk](mailto:nathan.clark@cs-re.co.uk)



26 Queen Square

Bristol, BS1 4ND

t 0117 973 1474

e [info@cs-re.co.uk](mailto:info@cs-re.co.uk)

[www.cs-re.co.uk](http://www.cs-re.co.uk)

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