

Salisbury Development Opportunity



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24-36 Castle Street, Salisbury, Wiltshire, SP1 1AB

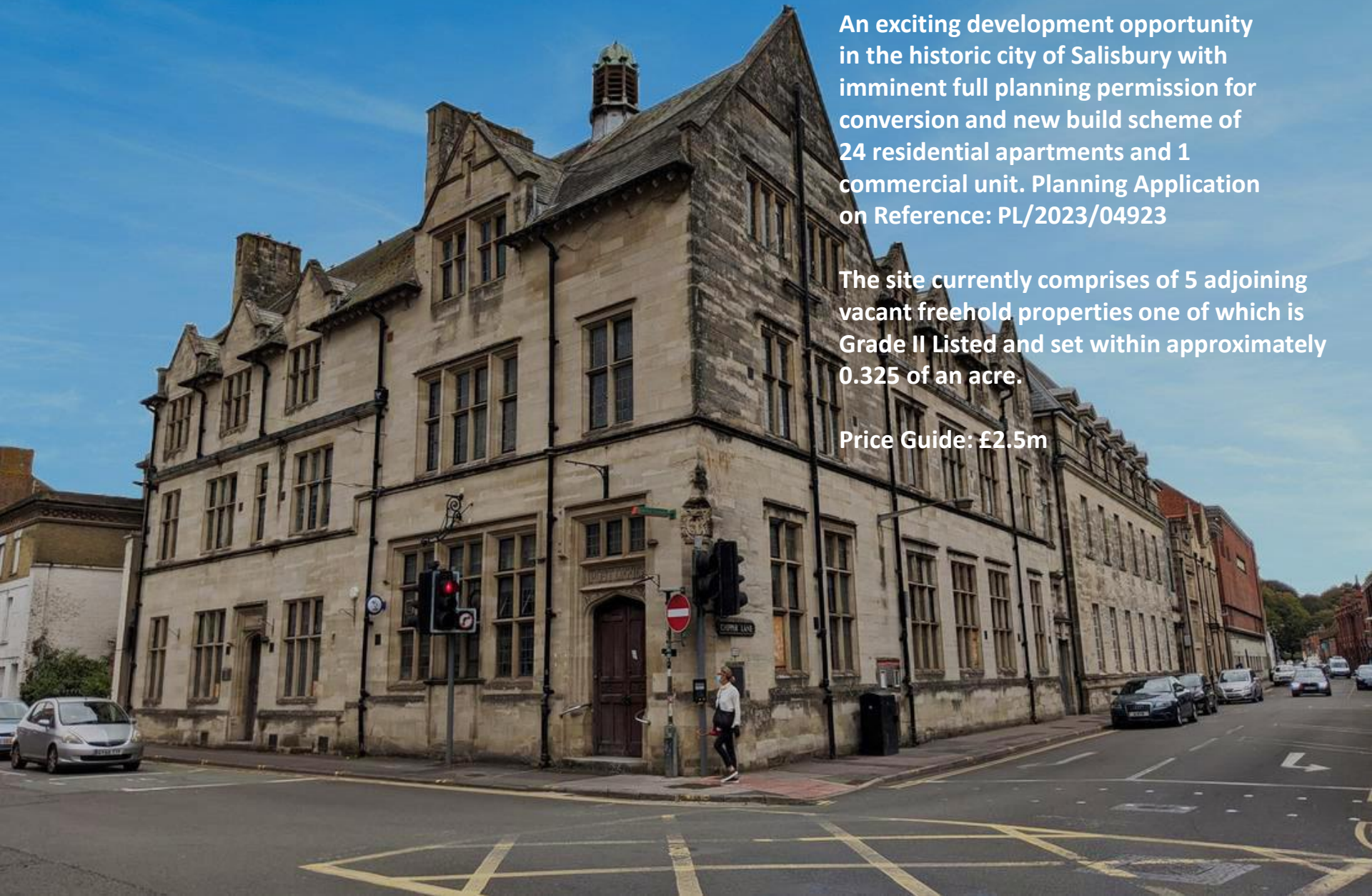
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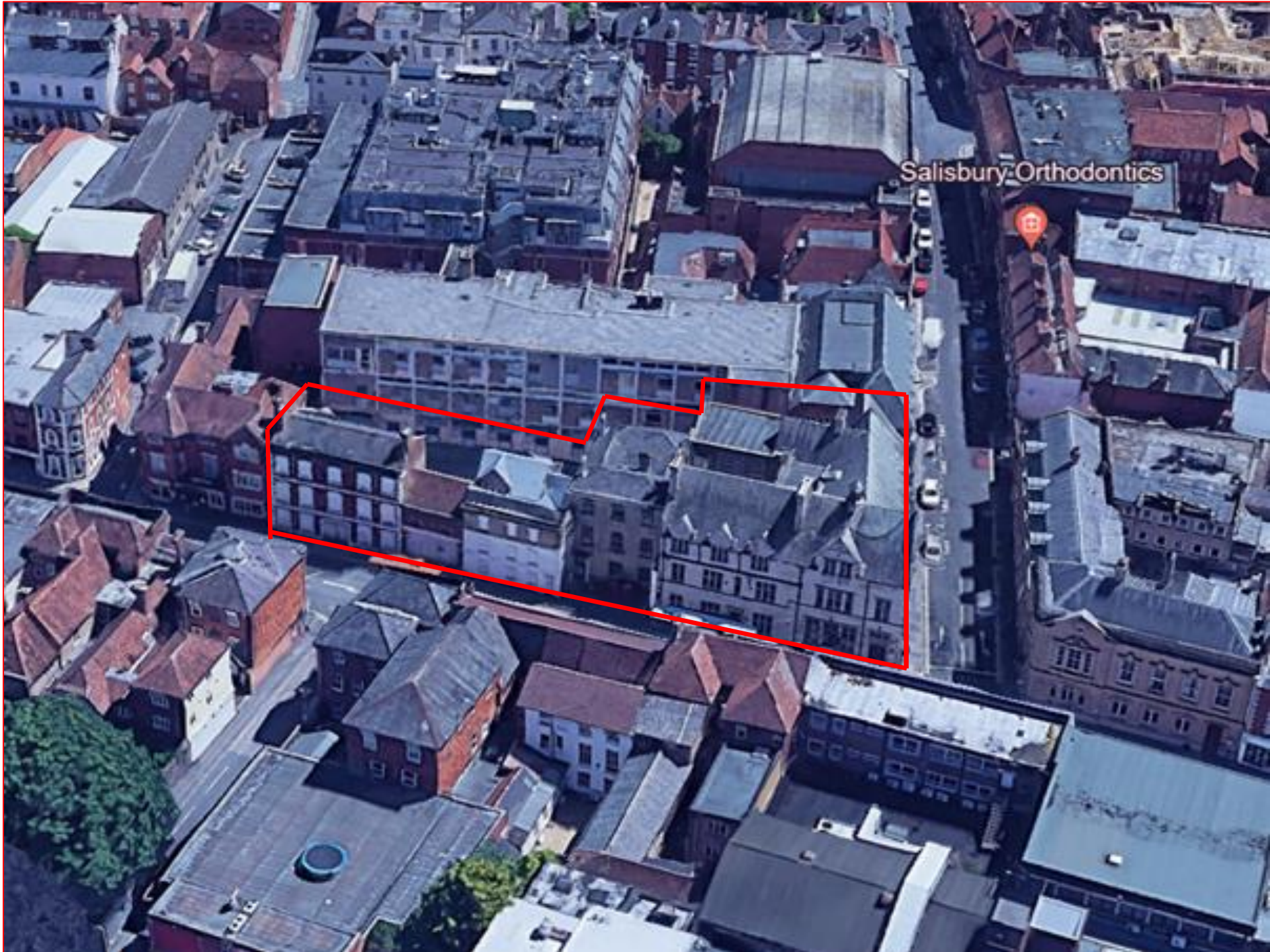
The Opportunity

An exciting development opportunity in the historic city of Salisbury with imminent full planning permission for conversion and new build scheme of 24 residential apartments and 1 commercial unit. Planning Application on Reference: PL/2023/04923

The site currently comprises of 5 adjoining vacant freehold properties one of which is Grade II Listed and set within approximately 0.325 of an acre.

Price Guide: £2.5m



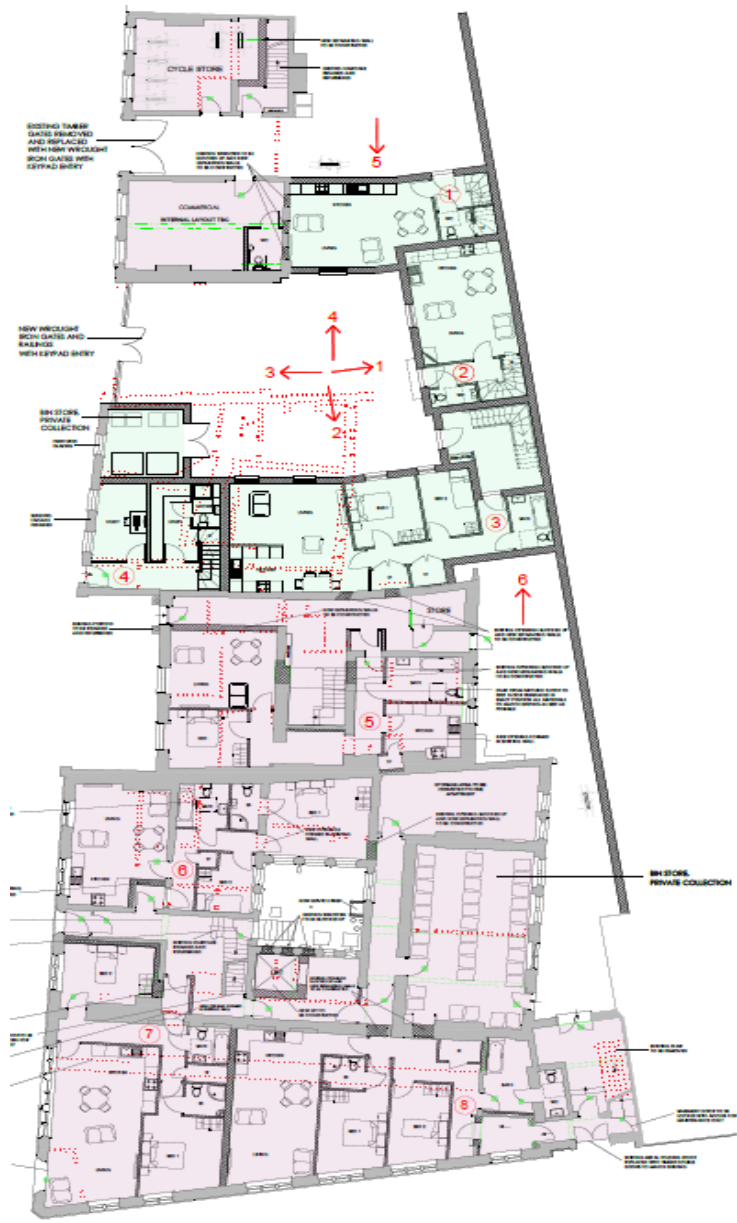


Salisbury Orthodontics



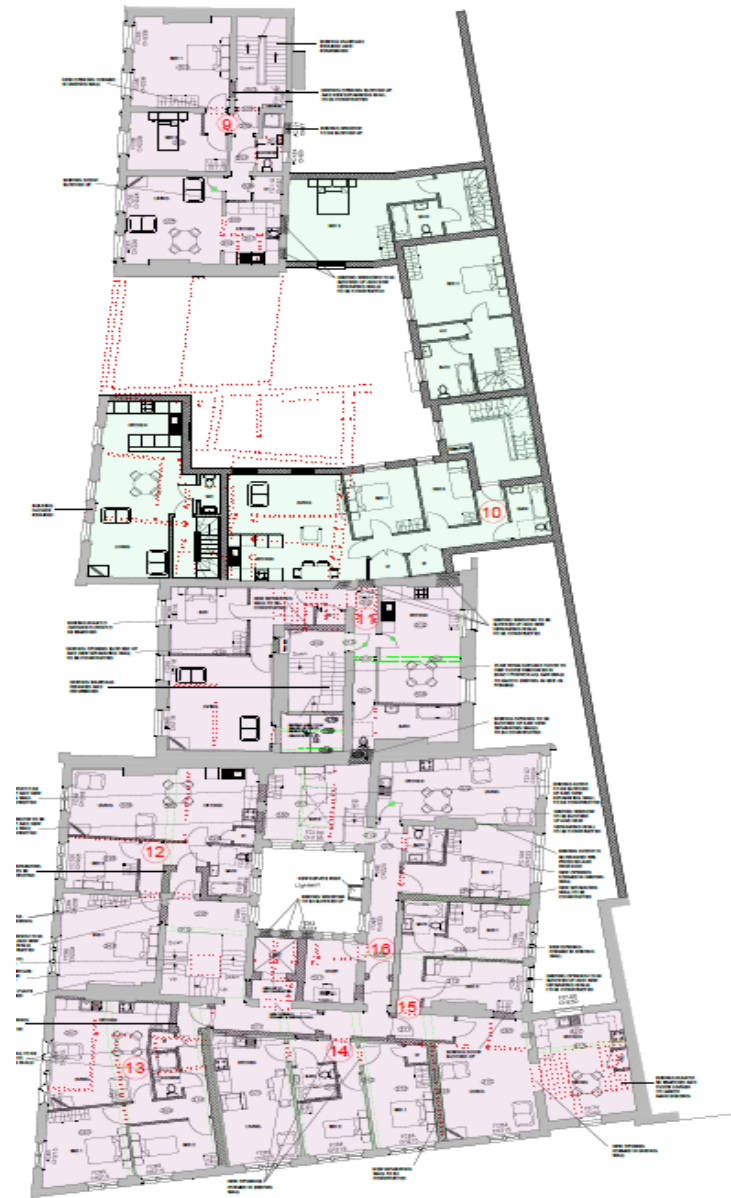


Indicative street scene of Castle Street, Salisbury
24 x 1 & 2 bedroom apartments and 1 commercial unit



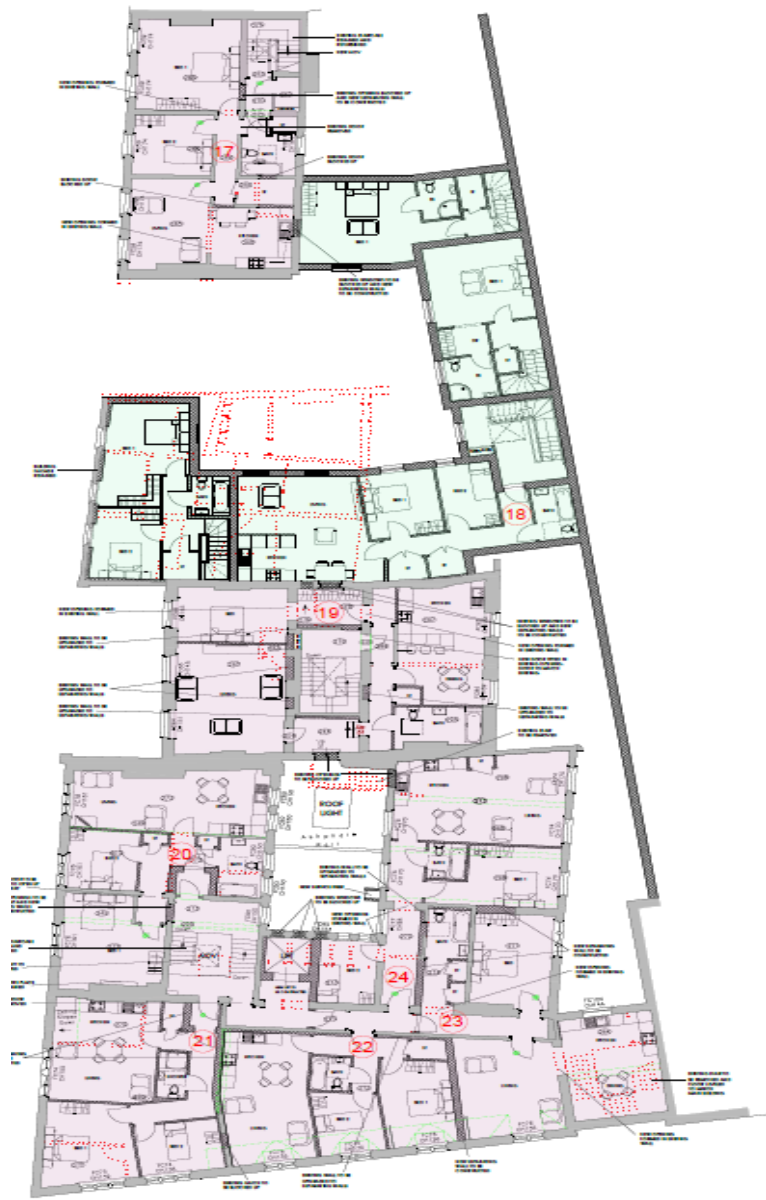
PROPOSED GROUND FLOOR PLAN
SCALE 1:100

Ground Floor



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

First Floor



PROPOSED SECOND FLOOR PLAN
SCALE 1:100

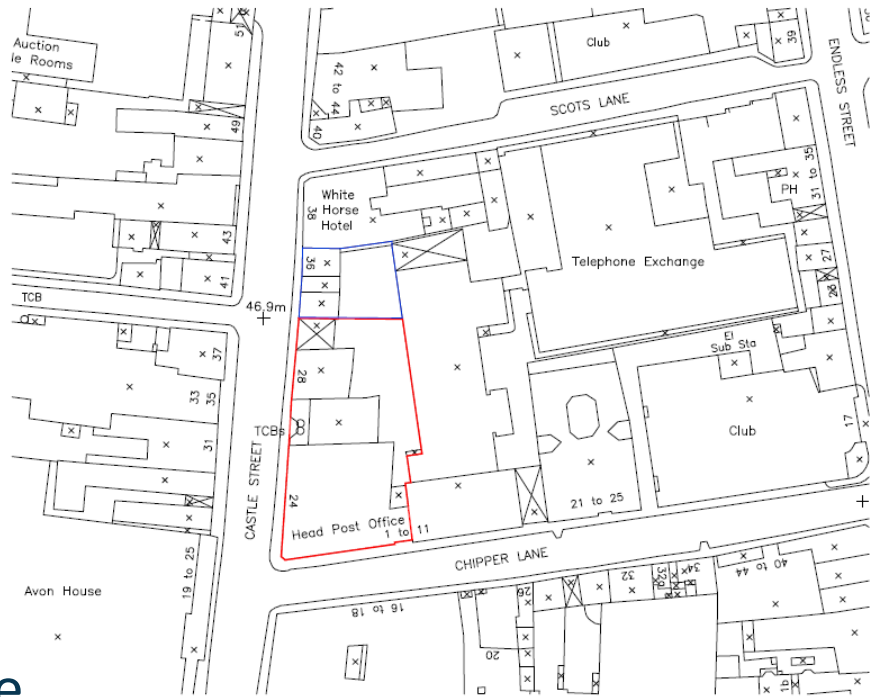
Second Floor

COMMERCIAL UNIT		SQ.M	SQ.FT
UNIT 1	2 BED (M)	104	1119
UNIT 2	2 BED (M)	105.3	1133
UNIT 3	2 BED (F)	70	753
UNIT 4	2 BED (M)	119.9	1290
UNIT 5	1 BED (F)	64	688
UNIT 6	2 BED (F)	69	742
UNIT 7	2 BED (F)	84.3	907
UNIT 8	2 BED (F)	88.9	956
UNIT 9	2 BED (F)	75.8	815
UNIT 10	2 BED (F)	69.9	752
UNIT 11	1 BED (F)	86.6	931
UNIT 12	2 BED (F)	72.9	784
UNIT 13	2 BED (F)	64.2	690
UNIT 14	2 BED (F)	57.1	614
UNIT 15	2 BED (F)	85.3	917
UNIT 16	2 BED (F)	85.5	919
UNIT 17	2 BED (F)	76.5	823
UNIT 18	2 BED (F)	69.6	748
UNIT 19	1 BED (F)	95.2	1024
UNIT 20	2 BED (F)	72.2	776
UNIT 21	2 BED (F)	64.7	696
UNIT 22	2 BED (F)	60.7	653
UNIT 23	1 BED (F)	81.2	873
UNIT 24	2 BED (F)	74.3	799

Site

Formerly a mix of commercial and retail uses have been vacant for several years. These character properties are in excess of 29,000 sq ft and occupy a site area of approximately 0.35 acres. The main buildings are laid out over 4 floors, a basement, and 3 upper floors.

The site was previously partially occupied by Royal Mail and is strategically positioned on Castle Street, one of the main roads into Salisbury. Castle Street offers several well-established pubs and restaurants and is just a short walk from Salisbury 'Market Square' and the town centre.



Location

The development site is surrounded by historic streets boasting boutique stores and is within proximity to events held at Salisbury Playhouse and City Hall and twice weekly charter market held in the historic market place.

Stonehenge, a world-renowned prehistoric monument, which forms part of a UNESCO World Heritage Site, is located only 9.5 miles north of Salisbury. The striking Jurassic coast and the historic Cathedral, which attracts hundreds of thousands of visitors a year, is said to house the best preserved of only four surviving original 1215 Magna Carta and of course, it is believed to have the tallest spire in England, being 123m tall. Situated just off the A36 is Wiltshire College & University Centre where they are part way through a £14m re-development program for just Salisbury campus.

Salisbury is home to several major corporate occupiers with commercial space is offered in business districts such as Solstice Park, and small and medium-sized firms also play a large part in Salisbury's growing business activity. Salisbury benefits from good transport links throughout the South West. Salisbury Railway Station is located within 0.7 miles of the site and provides direct trains to London Waterloo Railway Station.

PLANNING

Planning permission is expected imminently under Application Number PL/2023/04923. More information can be viewed via Wiltshire Council planning website. A full breakdown of all the S106 contributions is available on request

TENURE

Freehold

STATUTORY COSTS

There is no affordable to provide, details of appropriate statutory costs will be provided to interested parties upon application.

PRICE

Offers are invited in the order of £2,500,000 for the freehold interest, subject to the consent for 24 apartments & 1 commercial unit.

EPC

The site is currently vacant. The energy performance of the individual units would need be assessed upon completion of the development.

VAT

The sale price is exclusive of any VAT which, if applicable, will be in addition at the appropriate rate.

VIEWINGS

Viewing is strictly by appointment only via joint agents Kings Estates and Land4 Ltd

VIEWING CONTACT DETAILS

Land4 – 0333 577 7337

