

The Royal Oak Pub  
43 New Park Street,  
Devizes,  
SN10 1DZ



**GUIDE PRICE**  
**£340,000**



## Description

This development opportunity is on the site of the old "Royal Oak Pub" and location of a former antiques shop.

The building has planning permission for conversion into six, 1 and 2 bedroom apartments. The building itself is grade II listed and, much of the strip back has already been completed.

However, due to unforeseen circumstances, building work had to cease, making this the perfect site to fill a gap in a build program, or a project to take forward very quickly.

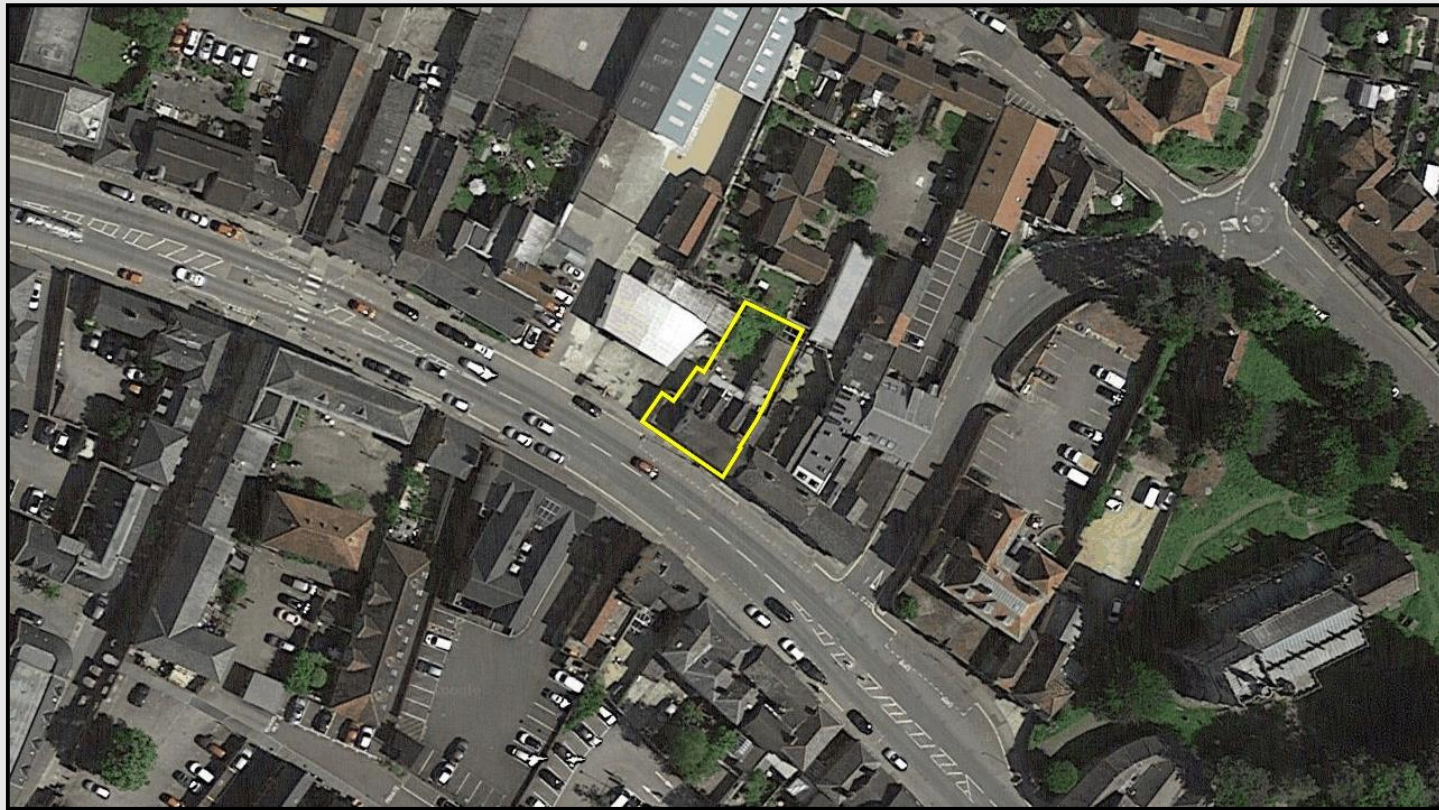




## Location

The site is situated a stone's throw away from the thriving town centre of Devizes.

Devizes is a sought after historic market town with a thriving community that enjoys a wide range of amenities and facilities that include various supermarkets and shops, cinema, theatre, various public houses, and a prosperous and popular weekly market in the town centre. The historic Kennet & Avon Canal runs through the town providing a range of facilities. Devizes is ideally situated within a 30 mile radius of the major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham.



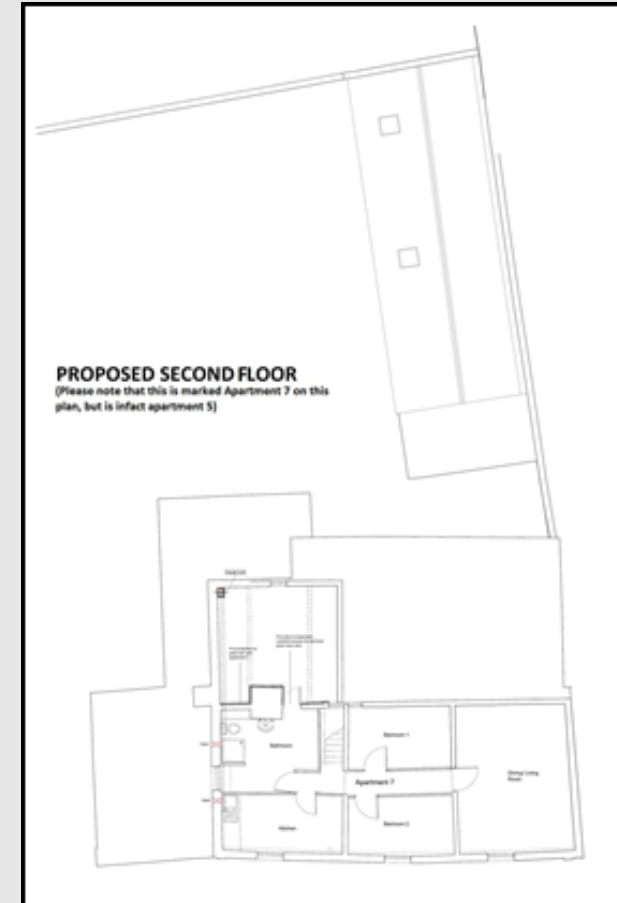
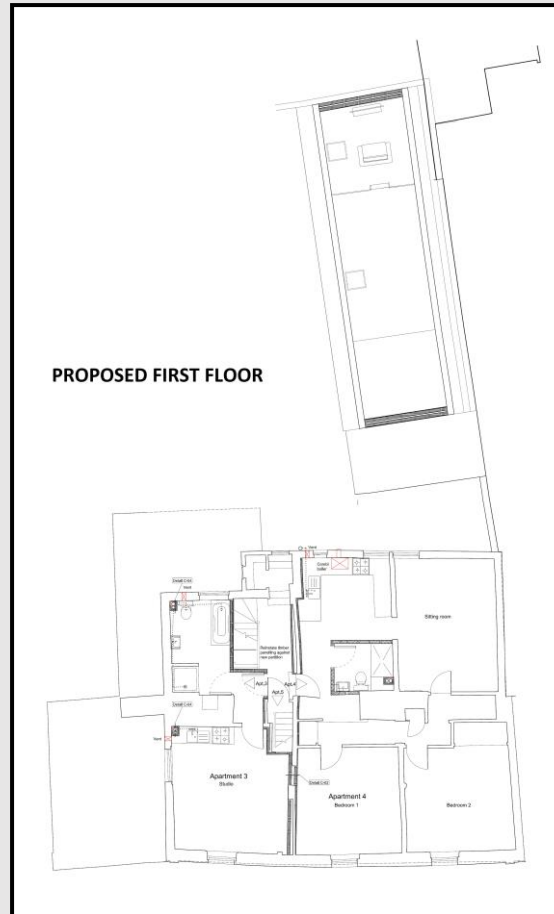
1 Balustrade  
Bath BA1 6QA

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## Planning History

The site has planning permission for the conversion of former public house into 6 residential apartments including conversion of rear single storey outbuilding under planning application number 17/01587/FUL, and listed building consent under application number 17/02205/LBC. Both permissions were granted by Wiltshire Council on 18<sup>th</sup> July 2017. We understand from the vendor that this planning permission is now implemented.



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## Further information

Further information is available upon request including:

- GDV of completed units
- Planning drawings
- Structural Engineers Report
- Asbestos report

## Viewing

For further information or to discuss a viewing, please call Mark Bury on 07902 113679. Email: [mark.bury@sequencehome.co.uk](mailto:mark.bury@sequencehome.co.uk)

## Method of sale

The site is offered for sale by informal tenders - offers should be submitted in writing, and marked for the attention of Mark Bury, Allen & Harris, 1 Balustrade, bath BA1 6QA.

The following information should be submitted with your offer:

- Offer sum
- Any conditions
- Anticipated time scales
- Solicitor's details
- Details / proof of funding

\*\* There has been some detrition in the property since these photos were taken.

## Disclaimer

Whilst every care has been taken in preparing these particulars, the information given does not form part of any part of the contract. Sequence Land (Fox & Sons) does not accept any responsibility for the accuracy of information. It is the responsibility of interested parties to satisfy themselves with the accuracy of this information

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