



# INNOX MILLS

— TROWBRIDGE —

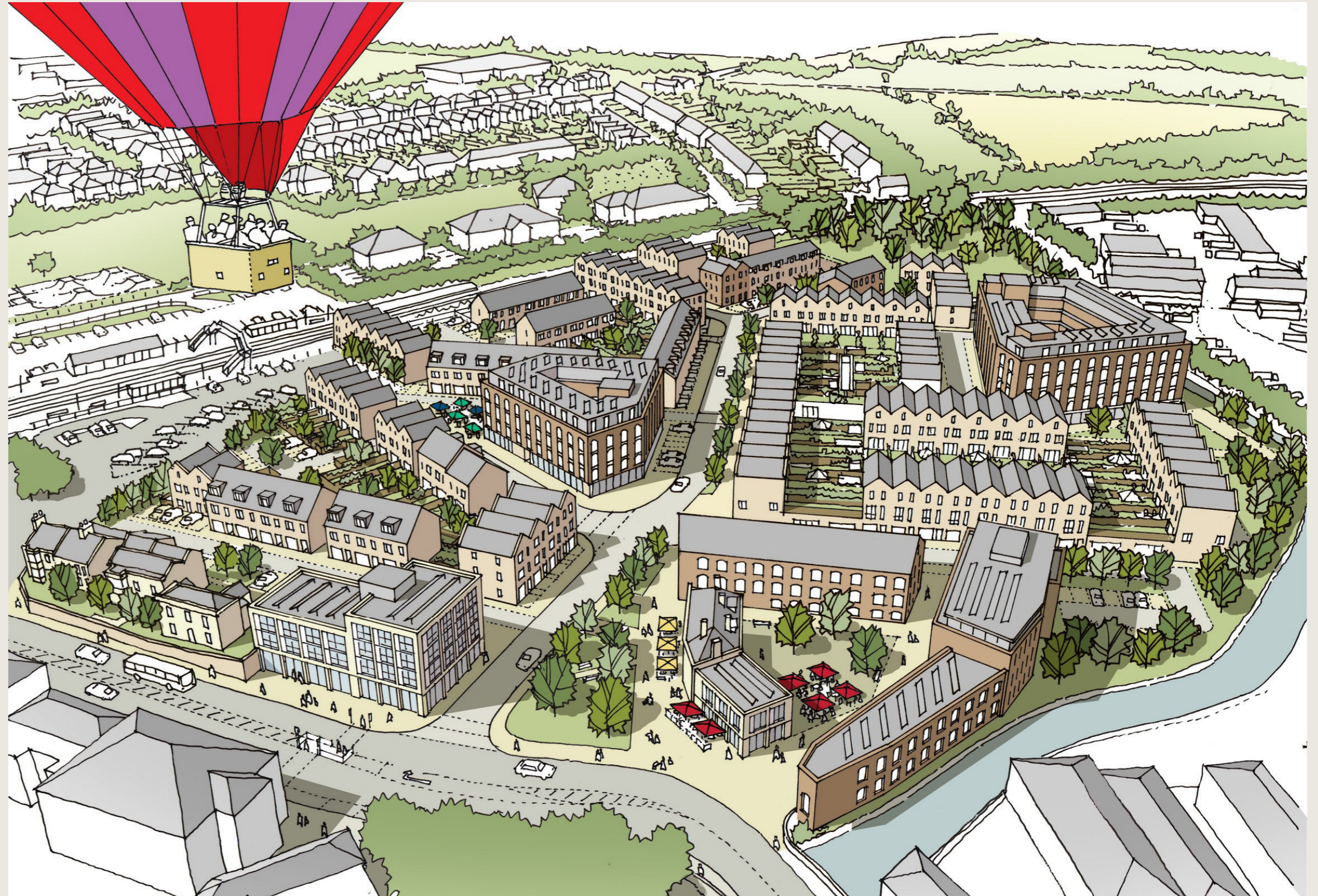


OUTSTANDING RESIDENTIAL DEVELOPMENT  
OPPORTUNITY FOR SALE



# The Opportunity.

- ◆ Development opportunity in the centre of Wiltshire's county town
- ◆ Resolution to grant (outline) planning for 243 open market units and full planning permission for 12 further open market units
- ◆ Nil affordable position accepted
- ◆ Brownfield land regeneration
- ◆ Potential for build to rent and build to sell development
- ◆ Commercial and listed elements to be retained by the vendor
- ◆ Strategically located adjacent to Trowbridge Station, providing regular services to Bath, Bristol and other major centres across the south of England
- ◆ The site comprises circa 9.96 acres




# Location.

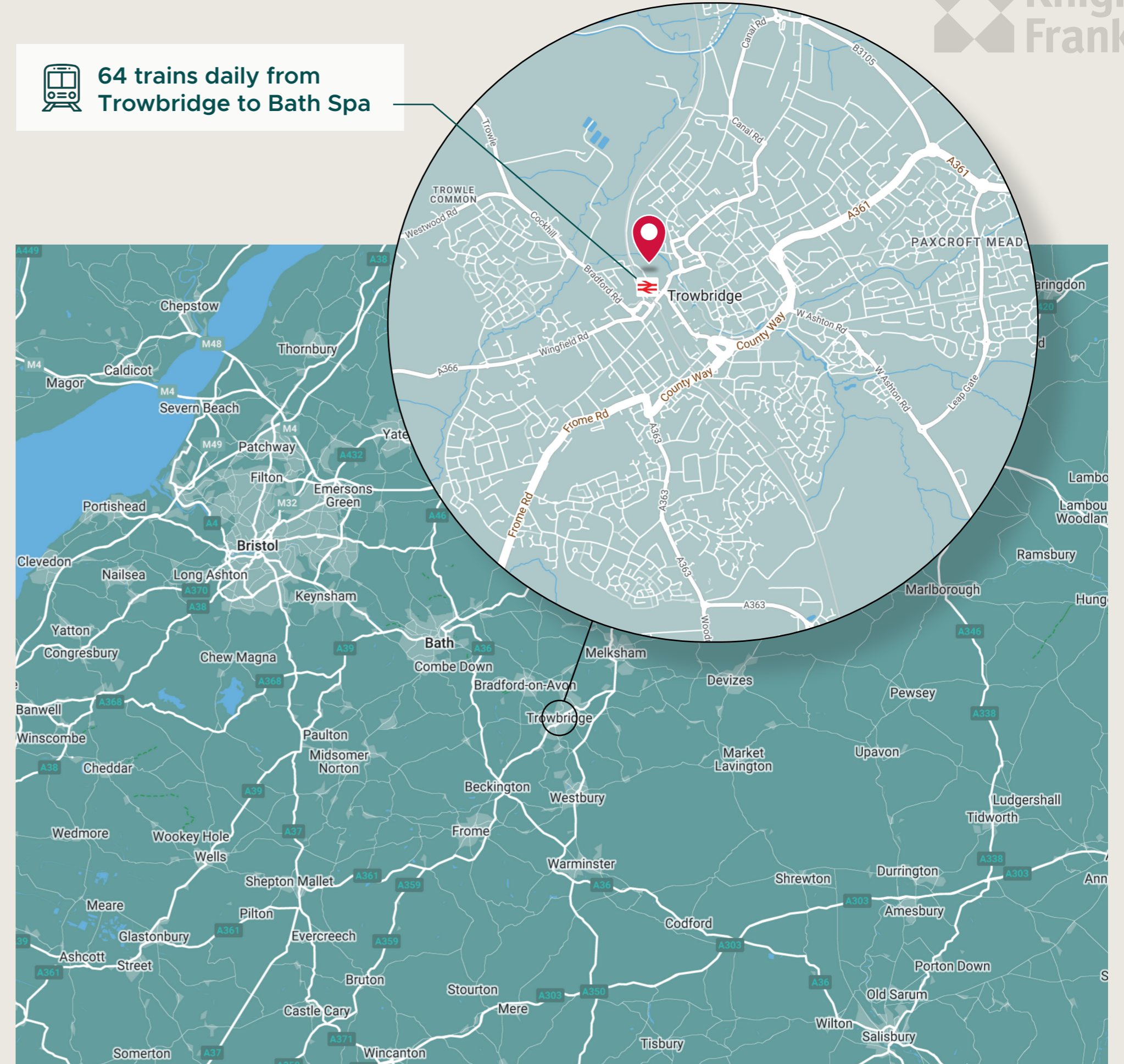
## TROWBRIDGE

Innox Mills is a brownfield site situated in the heart of Trowbridge which is the county town of Wiltshire and acts as its administrative hub. The town benefits from excellent amenities including The Shire, Gateway and Castle Place shopping centres as well as St Stephens Place Leisure Park. The latter features a cinema, 80 bed hotel and several well-known restaurants. The nature of the town has meant it has been a focal point for planned development within the County. The Wiltshire Core Strategy has allocated over 16% (7,000) of the new homes to be built over the plan period to be within the Trowbridge community area.

Immediately to the south and west of the site is Trowbridge train station which provides regular services to Bath and Bristol with journey times of 18 and 32 minutes respectively. Services to London Paddington take 1 hour 43 minutes with one change. Trowbridge also has good road links to nearby settlements including Bath, Chippenham, Frome and Bristol with the M4 just 18 miles from the town. The A350 links the town to the M4 and also provides easy access to the south coast.

To the north of the site is Riverway Industrial Park and to the east is a mix of general commercial/ retail and residential uses. Whilst the town does serve as a popular commuter base there are a number of major employers within it which include Apetito (Wilshire Farm Foods), Nutricia Ltd, Wiltshire Council and Hitachi to name a few.

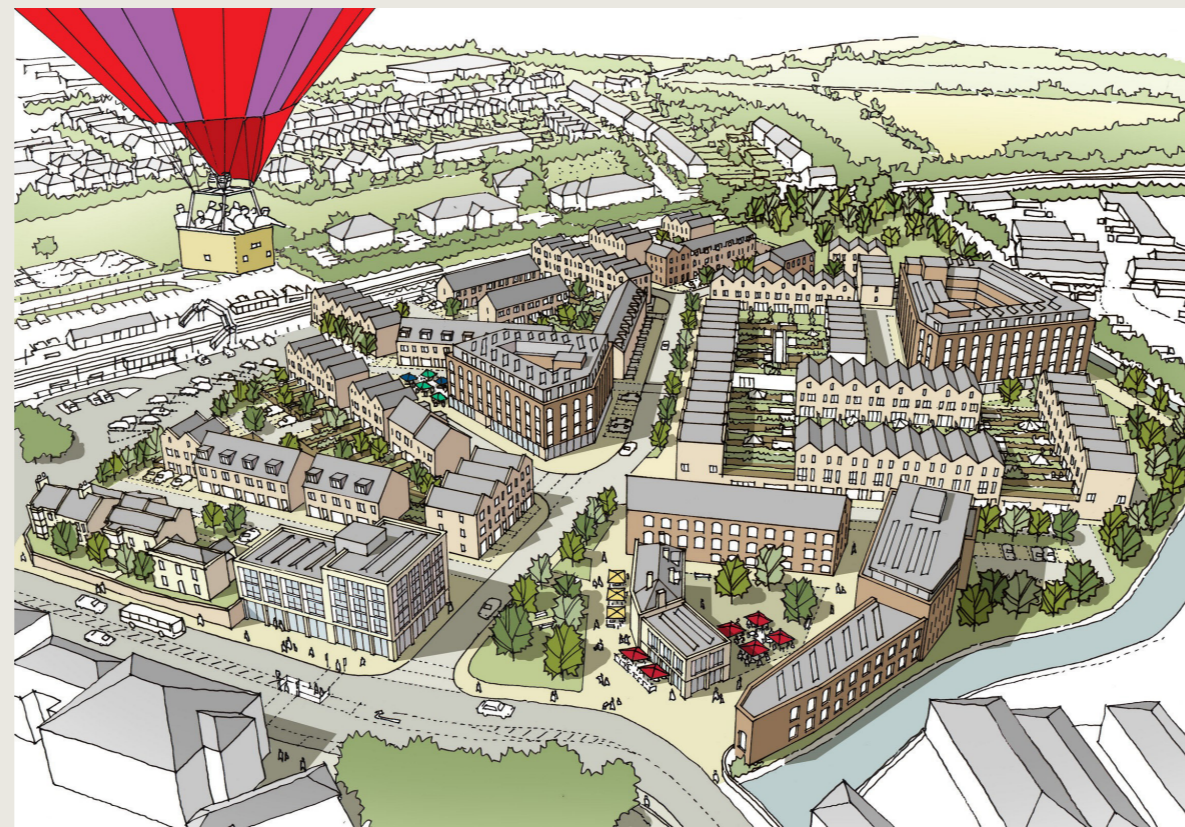
 64 trains daily from Trowbridge to Bath Spa



# Description.

The site extends to approximately 9.96 acres (4.03 ha) and was originally a woollen mill with the remaining buildings in the eastern corner dating back to the 1800s. Two of these are Grade II listed with the others being non designated heritage assets. The most recent use was as a meat processing facility by Bowyers, housing a large factory complex which has now been demolished leaving the vast majority of the site vacant since 2008.

The main access is provided from Stallard Street with a further pedestrian access in the north-west corner. The site sits on four plateaus that have been formed by historic development with approximately a six-metre change in level across the site from the southern boundary to the northern edge. The site levels provide suitable development plots and minimise the need for 'cut and fill'.



# Local Area.

Trowbridge has received significant levels of investment from both the public and private sectors over the past few years. The town was awarded over £16m via the Future High Street Fund to improve routes, infrastructure and assist landlords with refurbishment of buildings, this has drawn several new independent tenants to the high street and wider town centre. Private sector investment has included the London and Cambridge Properties purchase of the Shires Shopping Centre (opposite the site) where improvements in facilities and tenant profile are ongoing.

Further public sector investment includes Wiltshire Council's commitment of £25m to open a new leisure centre in the town. Additionally, plans for a £20m new health hub and primary care service has also been put forward to Wiltshire Council by the NHS, with hopes the Council will decide on the reserved matters application by April 2024.



# Planning.

## HEADLINE PLANNING SUMMARY:

- ◆ Designated Town Centre Regeneration Area
- ◆ Site Qualifies for Previously Developed Land ('Brownfield') Status
- ◆ No Ecology, Landscape, Green Belt, or Community Use Designations
- ◆ Placemaking Opportunity with Unique Historic Character
- ◆ Robust Sustainability Credentials and Access to Strategic Transport Infrastructure
- ◆ Lack of 5 Year Housing Land Supply and Engagement of NPPF Paragraph 14(d)
- ◆ Resolution to grant Planning Permission for (Outline) 255 Units with Nil Affordable Provision

## SITE AND LOCAL DEVELOPMENT CONTEXT

The site comprises 9.96 acres (4.03 ha) brownfield land, adjoined by light industrial development to the north, Trowbridge train station to the west, with a mix of residential and ground floor retail to the east. The prevailing development context reflects the Town Centre location, comprising historic three to four storey townhouses with ground floor retail provision dispersed throughout the area. Examples of larger volume development can be found nearby, particularly located around the primary shopping precinct and high-street. Examples include the Shires, Gateway and Castle Place shopping areas.

Trowbridge has been subject to extensive housing growth in recent years, with significant delivery from Permission, Bellway, Barrett, Bloor and Newland Homes amongst others. The pace of development and demand for New Homes in Trowbridge particularly reflects opportunities for out-commuting to key employment destinations across the South West.

## AFFORDABLE HOUSING/ SECTION 106

Core Policy 43 of the Local Plan sets a 30% affordable housing requirement for Trowbridge, subject to vacant building credit and/or economic viability assessment. As mentioned above a nil affordable position has been agreed following submission of a Financial Viability Assessment. In addition, the draft Section 106 does not currently identify any developer contributions.

## CURRENT PLANNING APPLICATION (PL/2021/08064)

The site has resolution to grant planning permission for a mixed-use scheme, comprising: (Outline) 243 residential units, convenience store associated access, public realm and landscaping. (Full Application) 12 residential units, 3073sqm commercial floorspace, associated access, public realm and landscaping.

The site offered to market concerns the outline and residential element of the full consent totalling 255 units. The commercial element is to be retained by the landowner. The current proposal envisions the delivery of residential units through a mix of 3b and 4b (2.5 - 4 storey) townhouses, with flatted development consisting of 1b and 2b units contained within 4no. blocks (4 - 5 storeys).

This is accompanied by an indicative landscaping strategy demonstrating appropriate public realm and open space provision. Two access points are proposed, with primary vehicular access onto the adjoining highway and a secondary pedestrian/cyclist entrance enabling convenient access to the adjacent train station. Knight Frank would be pleased to provide further guidance on all planning matters above should interested parties require this.

# Further Information.

## DATA ROOM

Further information including surveys, title and floor plans is available via a dedicated Data Room site, login details for which can be made available upon request.

## VIEWINGS

The site can be viewed by appointment with the sole agent Knight Frank. Prospective bidders should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

## VAT

The Property is elected for VAT.

## LEGAL FEES

Each party to be responsible for their own legal costs.

## TENURE

The property is being sold Freehold with vacant possession and full title details can be found on the data room.

## SERVICES

We understand that all mains services are available in close proximity to the site and plans of these services are provided in the Data Room. We recommend that prospective purchasers satisfy themselves in respect of the location and capacity of services for their individual scheme proposals.

## METHOD OF SALE

The freehold interest of the property is offered for sale by informal tender. Offers are sought on an unconditional basis by midday Thursday 4th April 2024 by email to Nick More and Ed Bird at Knight Frank. Whilst unconditional offers are preferred the landowner may consider other forms of agreement including joint ventures.

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> [edward.bird@knightfrank.com](mailto:edward.bird@knightfrank.com)

A bidding proforma is provided in the information pack for completion and submission with all offers.



# Contacts.



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