

TOWN & COUNTRY  
ESTATES

**FOR SALE**  
RESIDENTIAL DEVELOPMENT  
ALL ENQUIRIES

**Unit 10 The Shires, Trowbridge, Wiltshire, BA14 8AT**  
**Offers Over £150,000**

## LOCATION

The property is located in central Trowbridge, within the town centre, offering easy reach to all amenities. Trowbridge boasts a selection of shops, restaurants, cinema complex, The Shires shopping centre, supermarkets and the train station, with direct links to Bath, Bristol, etc.

## DESCRIPTION

DEVELOPMENT OPPORTUNITY - PRIOR APPROVAL FOR FOUR, ONE BEDROOM APARTMENTS.

This is a fantastic opportunity for developers or investors to complete a high-demand residential project in a thriving area. With the groundwork already laid, you can focus on bringing your vision to life and delivering quality homes for Trowbridge's growing community. The site has already been primed for development, with significant preparatory work completed, including the installation of a new staircase and a waste system, saving valuable time and resources for the next phase of construction. Prior approval has been granted to transform the existing building into a residential block comprising four one-bedroom apartments. Situated in a highly desirable town centre location, this property offers convenience for future residents, with shops, cafes, and excellent transport links all within walking distance. Once complete, the approved development is perfectly suited for professionals, first-time buyers or those seeking a well located home.

## PLANNING

PLANNING APPLICATION REFERENCE - PL/2024/02476

## LEASEHOLD INFORMATION

Freeholder - Sheet anchor investments LTD  
Lease Length - 125 years  
Service Charge - £ 2000 per year - shared of freehold. ( Sinking fund )













