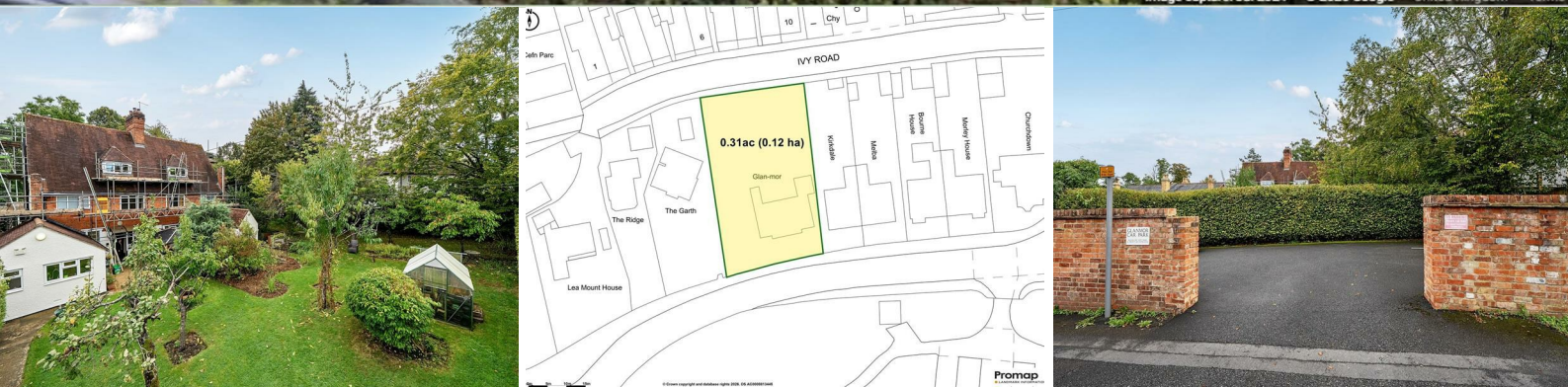




Glanmor, Bath Road, Chippenham, SN15 2AD

A substantial investment opportunity of over 3,500 sq ft, currently offered for sale with tenants in situ. Situated close to the town centre, on a plot of approximately 0.31 acres, and benefitting from an off road parking area to the rear.

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- Substantial investment opportunity
- Accommodation of over 3,500 sq ft
- Gardens and parking area to the rear for several vehicles
- Elevated position
- Currently offered for sale with tenants in situ
- Plot of approximately 0.31 acres
- Situated within close proximity to Chippenham town centre

Guide Price **£540,000**

Freehold

THE PROPERTY

A substantial investment opportunity situated in the heart of Chippenham, currently offered for sale with reliable tenants in situ generating an income - please call the agents for further information. The building is Care Quality Commission (CQC) Registered and currently rented to a charitable organisation who have occupied the building for many years.

Spanning three floors, the expansive accommodation comprises eleven bedrooms, three bathrooms, two reception rooms, a main communal kitchen alongside a secondary kitchen, a utility/laundry room, and a dedicated office space. Set within a generous plot of approximately 0.31 acres, the property features wrap-around gardens and off-street parking for 4-5 vehicles.

SITUATION

Bath Road is well located on the western side of Chippenham, providing convenient access to the town's extensive range of amenities, including supermarkets, shops, cafés, restaurants, leisure facilities, schools and healthcare services. The town centre is within easy reach and offers a good selection of independent and national retailers, with further shopping available at the Bath Road and Hathaway retail areas. Chippenham is particularly well connected, being approximately four miles from Junction 17 of the M4, with the A4 and A350 providing good road links towards Bath, Bristol and surrounding towns. Chippenham railway station is on the Great Western Main Line, offering direct services towards Bath, Bristol, Swindon and London Paddington, with Bath approximately 10 minutes away by train

AGENTS NOTES

The property is currently being offered for sale with tenants in situ, please call the agents for further information. The property is situated in a conservation area. The agents have not inspected all of the property and are reliant on information provided by the sellers, given in good faith. The sellers are aware that an incoming lead water pipe is in need of repair, please call the agent for further information. The sellers will be looking to recover their agency fees from the buyer, please contact the agents for further information.

WHAT3WORDS

///shudders.handbook.stammer

SERVICES

Mains electricity, water, drainage and gas. Heating run from a mix of radiators and electric heaters. Ultrafast broadband is in the area (source: Ofcom), there is mobile coverage in the area, please refer to Ofcom's website for more details.

LOCAL AUTHORITY

Wiltshire council. Council Tax Band D.

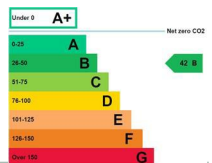
Glan-Mor, Bath Road, Chippenham

Approximate Area = 3516 sq ft / 326.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Symonds & Sampson. REF: 1529866



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Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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