

# Residential Development Land Sales



**The Gig House, Oxford Street, Malmesbury, Wiltshire, SN16 9AX**

**Guide Price £250,000**

Hollis Morgan – A Freehold RESI DEVELOPMENT OPPORTUNITY ( 3176 Sq Ft ) with PLANNING GRANTED to create 3 x FLATS / MAIS in the heart of Malmesbury.

# The Gig House, Oxford Street, Malmesbury, Wiltshire, SN16 9AX

## THE PROPERTY

ADDRESS | The Gig House, Oxford Street, Malmesbury, Wiltshire SN16 9AX

The Gig House is a charming property on the corner of Oxford Street and Hollaway Hill in the heart of Malmesbury. The accommodation ( 3176 Sq Ft ) is arranged over 3 floors and has most recently been used as an office ( Use Class E ) but is now offered with vacant possession

Tenure - Freehold & Not Listed  
EPC - D

This property is elected for VAT - please refer to the online legal pack for further information | Potential bidders should rely on their own tax/VAT advice.

## THE OPPORTUNITY

PLANNING GRANTED | RESI SCHEME

Planning has been granted ( PL/2023/07980 ) to convert the property into a scheme of 3 residential dwellings.  
2 Bed Maisonette | 1 Bed Maisonette | 3 Bed Flat  
Please refer to plans and schedule of proposed scheme

## ALTERNATIVE RESIDENTIAL SCHEME

Interested parties will also consider alternative residential schemes such as one large dwelling suitable for a family home or HMO.

There is also merit in creating a 3 Bed flat and 3 Bed townhouse.

A large proportion of the proposed development of the ground floor is dedicated to communal areas which may be repurposed into accommodation.

All subject to gaining the necessary consents.

## COMMERCIAL USE

The property would suit continued commercial use for a variety of occupiers.

## REDUCED PRICE | AUCTION

The property was originally listed with respected local agents with an asking price of £350,000 and now has a reduced guide price for sale by auction.

## PROPOSED SCHEDULE OF DEVELOPMENT

FLAT 1 – 2 Bed Maisonette | 765 Sq Ft  
Ground Floor - Entrance Hall | Kitchen | Living Space | Bedroom  
First Floor – Bedroom | Bathroom

FLAT 2 - 1 Bed Maisonette | 765 Sq Ft  
First Floor - Open Plan Kitchen / Living Space  
Top Floor - Bedroom | Bathroom | Storage

FLAT 3 – 3 Bed | 915 Sq Ft  
First Floor - Entrance Hall | Kitchen | Living Room | Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom

COMMUNAL – Ground Floor  
Entrance Lobby | Bin Store | Bike Store | Communal work from home office space or gym | Plant Room

## PLANNING | 3 RESI UNITS

Wiltshire Council

Application Reference - PL/2023/07980

Site Address - The Gig House, Oxford Street, Malmesbury, SN16 9AX

Proposal - Change of use from offices to 3 No. flats

Decision Notice Sent Date - 11/01/2024

## PLANNING INFORMATION

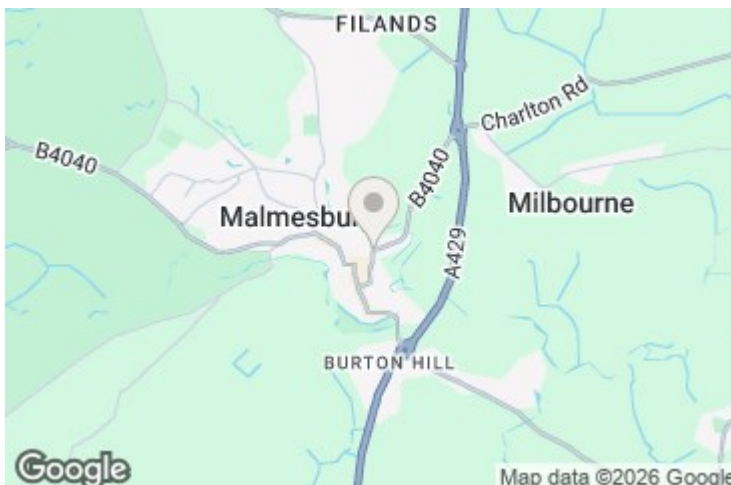
Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

## LOCATION

Located in the heart of this historic town, yet within a short distance of country walks and the picturesque River Avon. The hilltop town of Malmesbury is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bustling with life, enjoying excellent independent shops, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. London is approximately 1½ hours away by car or train.

## PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





**Approximate total area<sup>(1)</sup>**  
 295.1 m<sup>2</sup>  
 3176 ft<sup>2</sup>

**Reduced headroom**  
 9.4 m<sup>2</sup>  
 102 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom:  
 ..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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