

# FOR SALE

loveday

**BUNCE ASHBURY**, IDSTONE ROAD, ASHBURY, NEAR SWINDON SN6 8LW

Existing Industrial Estate With Development Potential (Subject to Planning)

1.48 Hectares (3.66 Acres)

Existing Buildings 36,905 ft<sup>2</sup> (3,429 m<sup>2</sup>)





## LOCATION

The Bunce Ashbury Industrial Estate is situated in an elevated position on the edge of the picturesque village of Ashbury on the boundary of the North Wessex Downs. The Ridgeway runs just a few hundred meters to the south.

The village is accessed via the B4507 Idstone Road and is approximately 8 miles from the Commonhead Roundabout at Swindon which provides direct access onto the A419 dual carriageway and Junction 15 of the M4. The A419 also provides easy access to J11(a) of the M5 motorway to the north at Gloucester.

Ashbury retains a strong sense of community and with a primary school, church, pub and shop. The larger village of Shrivenham is 3.7 miles to the South.

Nearby Swindon provides all of the benefits of a major regional town including the renowned McArthur Glen Designer Outlet Village within the regenerated railway works. It is also home to businesses including Nationwide, Intel and Amazon as well as the National Trust and English Heritage.

Swindon train station provides direct links to London Paddington in under 1 hour and Bristol Templemeads in 40 minutes.

## TRAVEL DISTANCES AND TIMES

	Road	Rail
London	76 miles	50 minutes
Bristol	49 miles	40 minutes
Heathrow	62 miles	1.5 hours
Reading	33 miles	25 minutes
Birmingham	97 miles	2 hours

## DESCRIPTION

The site comprises a number of industrial buildings constructed over the past 70 years all of which are currently in use. There is also a detached, two storey office building and dedicated parking areas.

To the rear of the site lies an area of largely undeveloped brownfield land which makes up approximately one third of the total site area.

On the southern and western boundaries the site is predominantly surrounded by open fields. To the north and east the site borders mainly residential properties.

Access is via an existing shared access road from Idstone Road.

## SITE AREA

The site area extends to approximately 1.48 hectares (3.66 acres). The site density of the existing buildings is approximately just 23%.



## ACCOMMODATION

The existing buildings have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate gross internal areas:

New Workshop	8,585 sq ft	(797.57 sq m)
Old Workshop	10,335 sq ft	(960.15 sq m)
Stores	4,813 sq ft	(447.14 sq m)
FG Stores	3,041 sq ft	(282.52 sq m)
Paintshop	2,103 sq ft	(195.58 sq m)
Shot Blast Shop	920 sq ft	(85.47 sq m)
Engineering Works	6,001 sq ft	(557.51 sq m)
Office	1,031 sq ft	(95.78 sq m)
Outbuilding	76 sq ft	(7.06 sq m)

**Total 36,905 sq ft (3,428.58 sq m)**

## PLANNING

The site has been in existing use for over 100 years and it is understood that it has an established consent for industrial use.

The local authority is Vale of the White Horse District Council and the site is just outside of the Ashbury village Conservation Area.

The current owners have taken informal planning advice and although not currently allocated for residential use, we understand that there is potential for redevelopment.

All interested parties should make their own enquiries.

## TENURE

The property is being sold on a freehold basis and the registered Title number is ON145344.

The property is subject to two existing leases to Bunce (Ashbury) Limited and R&P Engineering LLP, both of which expire in August 2024 and produce rents of £97,521 and £30,537 per annum exclusive respectively. Neither lease has security of tenure and vacant possession can be obtained on expiry.

## METHOD OF SALE

It is anticipated that the property will be of interest to occupiers, investors and developers and offers are invited on either an unconditional or subject to planning basis.

If unconditional, an overage provision relating to any future increase in value attributable to change of use will apply.

Further information including planning overview, EPC's, asbestos management reports, Title, desktop environmental report and copies of the existing leases are available on application to the agents.

## BUSINESS RATES

The property is currently subject to three separate rating assessments for £95,000, £21,000 and £7,000.

Business rates are currently paid by the tenants.

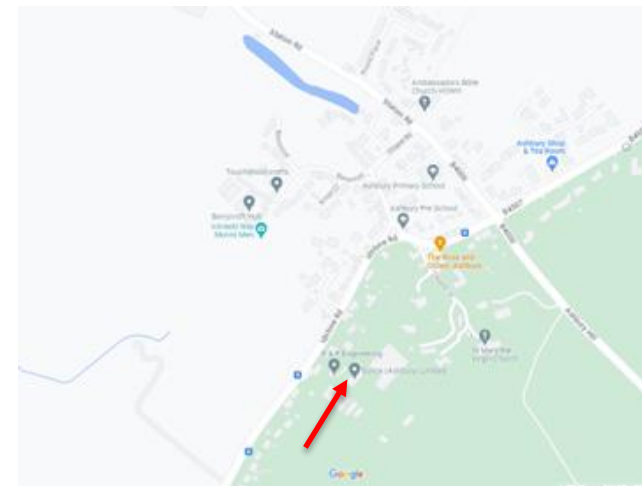
## LEGAL COSTS

Each party is to be responsible for their own costs of sale.



## EPC'S

The existing buildings are covered by four existing energy performance certificates. All are within Band D.



For further information or to arrange a viewing contact:

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