

## Development Site

Grade II listed office building for conversion to 9 residential homes (pending planning)

15 Duke Street, Trowbridge, Wiltshire, BA14 8EF



## Information Pack



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# Contents

1. Site Information
2. Site Photographs
3. Planning Situation
4. 3D Visualisations for illustrative purposes

## Disclaimer

**\*\* Without prejudice \*\*\***

The contents of this document are for information only. The 3D visuals are for illustration and may not display the exact details of the approved scheme. This document will not form the basis for any contract or negotiation. All potential purchasers should validate all information and financial details, to their own satisfaction; including GDV and build costs. The sellers take no responsibility for any decisions potential purchasers make based on this document. Errors and Omissions Excluded.

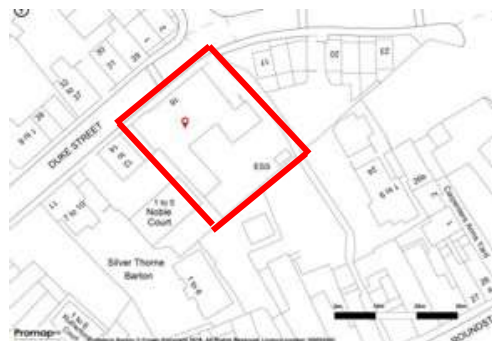
# 1. Site Information

The Grade II Listed building is a substantial former newspaper office, with parking. The floor space is c7000sqft. It is situated in an excellent position in the town centre, and a short walk from the train station. Planning is pending to convert the building to 9 residential homes with parking and amenity space, consisting of 6 two storey “cottage” style homes, and 3 apartments.

Internally: The building consists of various open plan and enclosed office space areas, toilets, kitchenettes, storage areas, plant room, etc.

Externally: There is a substantial area to the rear and side, providing off road parking for a number of vehicles.

Location: The site is located just meters from the town centre of Trowbridge, a market town within the county of Wiltshire.





## 2. Site Photographs



# 2. Site Photographs



### 3. Planning Situation

A planning application has been submitted to Wiltshire County Council to convert the building into 9 residential homes, it can viewed on the planning portal under application number is 20/02999/FUL. Full details and drawings are also available upon request.

An additional floor will be added to one of the rear buildings, to form an additional unit. The existing atrium and a small area of the car park will be removed, to form a shared amenity space for residents. There will be parking for 5 cars. The details of the 9 units are per the table below. 6 will be two storey “cottage” style homes, and 3 will be apartments.

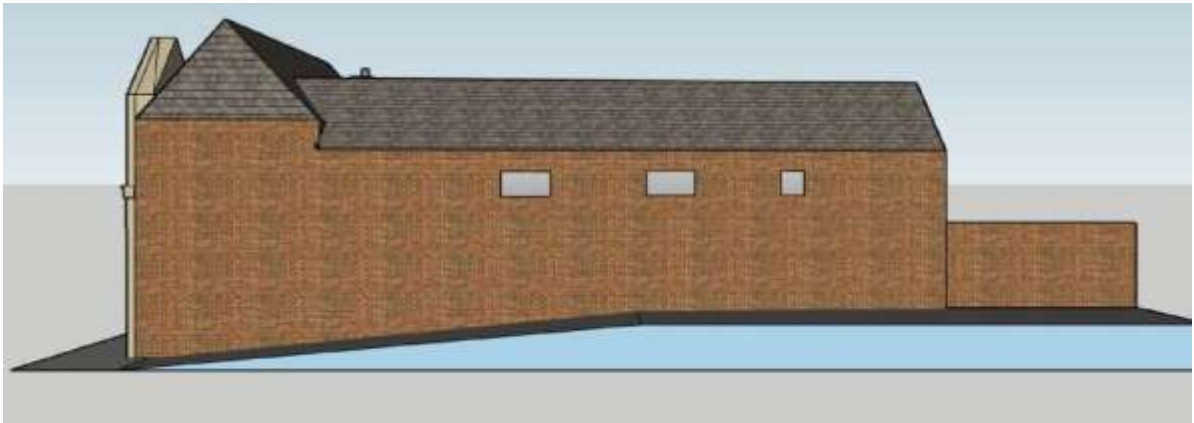
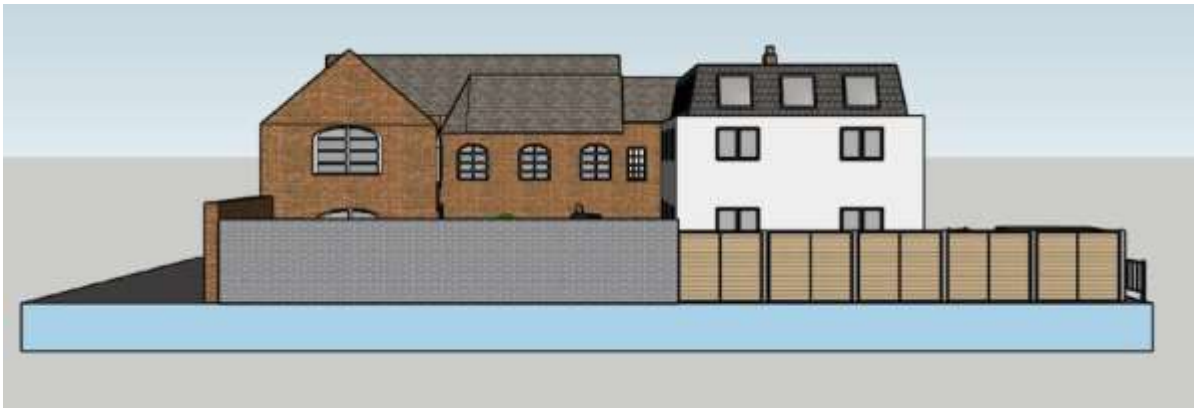
Unit	Type	Beds	Storey's	People	m <sup>2</sup>
1	Cottage	2	2	3P	70
2	Cottage	2	2	4P	79
3	Cottage	2	2	4P	84
4	Cottage	2	2	4P	78
5	Cottage	2	2	4P	87
6	Cottage	1	2	2P	58
7	Apartment	1	1	2P	56
8	Apartment	1	1	2P	59
9	Apartment	1	1	2P	70
TOTAL		14			641

Meetings were held on site with the planning officer and the heritage officer to discuss the proposed planning scheme. Both were in support of the scheme, agreeing the building is unsuitable for modern office space, but would make excellent town centre homes. And that a residential conversion would also mean the preservation and continued use of a Grade II listed heritage asset.

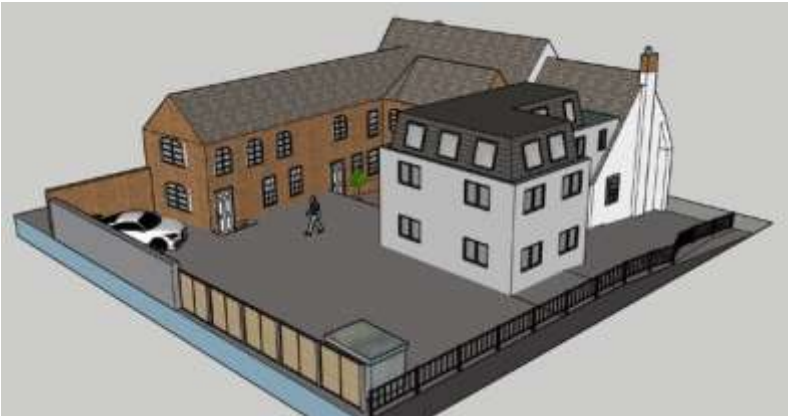
Planning is pending, with a decision due at the end of May 2020.



# 4. 3D Visualisations

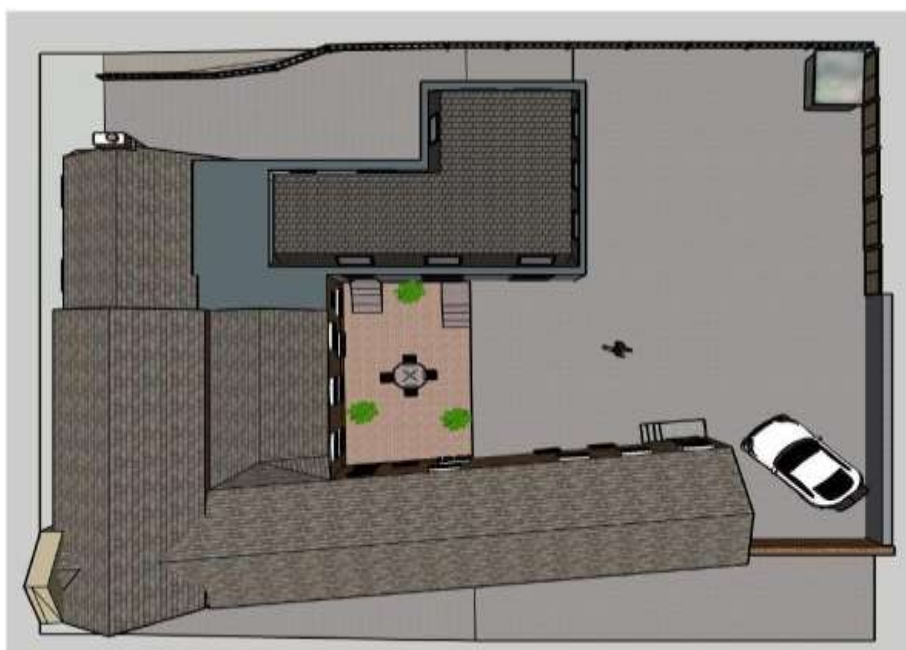


# 4. 3D Visualisations





## 4. 4D Visualisations



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