



FUGGLESTONE RED, SALISBURY

Commercial development land with outline planning permission for B1 and B2 uses. From around 6 - 23 acres (2.4 - 9.3 hectares)

- | Part of a mixed development inc 1,250 new homes
- | Salisbury 3 miles/A303 5 miles
- | Convenient access to A360 Devizes Road/A36 Warminster Rd

**WILTSHIRE
FOR SALE**

**WOOLLEY
& WALLIS**

Location

The land is situated to the west of the A360 Deveses Road, some three miles north-west of Salisbury City Centre just north of the established residential neighbourhood of Fugglestone Red. The Avenue, to the west of the site, links to the A36 Warminster Road approximately 1.5 miles to the south. There is access (via the A360) to the A303 trunk road some five miles to the north which connects Exeter and the West Country as well as the M3/London.

Description

The site comprises some 24 acres (9.85 ha) of land which was allocated for employment use as part of a mixed scheme which will include up to 1,250 new homes, a new local centre as well as other amenities.

The commercial land runs parallel to The Avenue and will be accessed off a new estate road via the new roundabout junction on the A360.

In addition to a disposal of the whole site, consideration will be given to a sale of around 6 acres (2.4 hectares) of land.

Roads and Services

The purchaser/s will be responsible for the provision of all new access roads beyond exiting estate roads as well as for all services and utilities beyond the relevant access points.

Planning

Outline planning permission was granted by Wiltshire Council (ref: S/2012/0814) in April 2015 (as part of a mixed scheme) for B1 uses (office, R & D and light industrial) as well as B2 (general industrial) uses. For further details to to <https://www.wiltshire.gov.uk/planning-building-control/planning>

Tenure

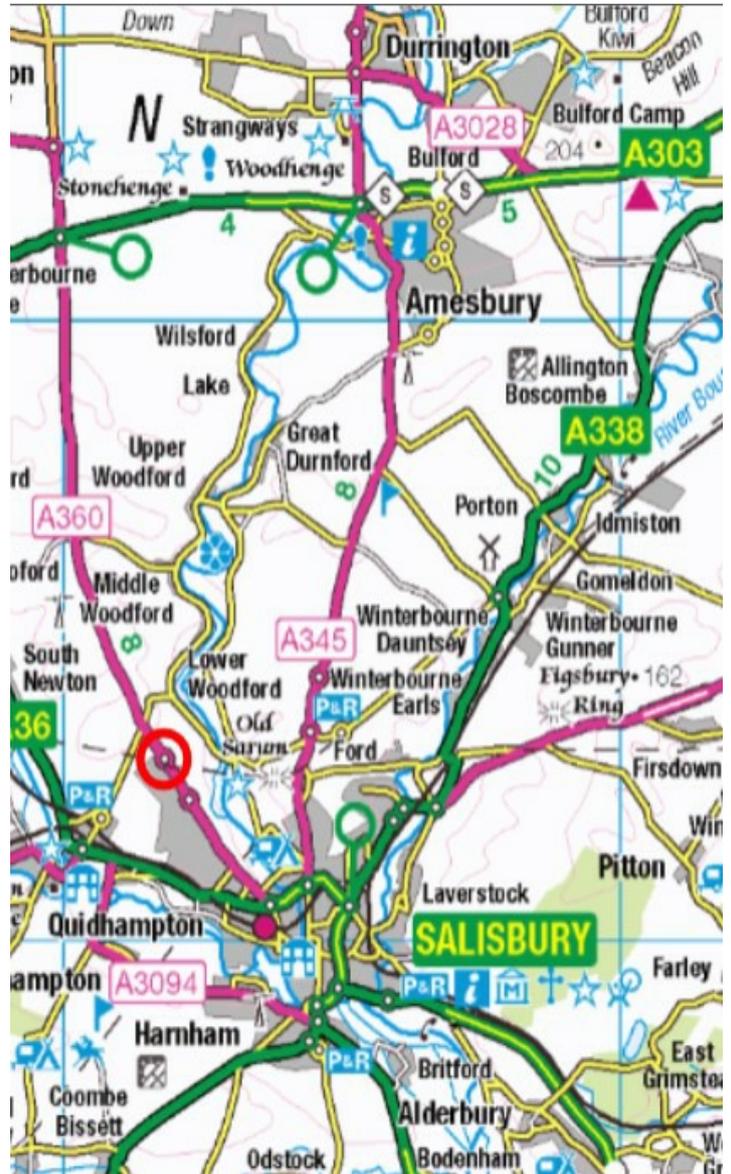
Freehold.

Price

On application.

Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in November 2021.

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