



Land to the West of Roger Way, Old Sarum,
Commercial development land with outline
planning permission for B1 and B2 uses.
Approx 2.35 acres (0.95 ha)

- | Close to existing commercial development along Portway
- | A303 approx 6.5 miles
- | City Centre approx. 2.5 miles

SALISBURY, WILTS

FOR SALE

WOOLLEY
& WALLIS

Location

The site is situated to the west of Roger Way to the north of the Portway via Sherbourne Drive. •There is access, via the Portway, to the A345 within approx 1 mile which links Salisbury to the south (2.5 miles) and Amesbury and the A303 to the north (approx. 6.5 miles). •The A303 provides a dual carriage way link to Exeter/ the West Country and to the M3/ London.

Description

The land is situated within a major new residential scheme and lies immediately to the east of Salisbury Football Club's ground. Old Sarum is one of Salisbury's principal commercial centres with a number of established estates lying to the south of the Portway. •A major expansion of the existing new residential development at Old Sarum is ongoing at Longhedge, immediately to the north, which will provide a further 650 new homes as well as employment areas.

The Site

The land comprises some 2.35 acres (0.95 ha), is broadly rectangular in shape and runs alongside Roger Way.

Roads and Services

The purchaser will be responsible for the construction of estate roads and for the provision of services beyond the relevant access points.

Planning

Outline planning permission was granted by Wiltshire Council (ref S/05/0211) in June 2007 (as part of a mixed use scheme) for B1 and B2.

Tenure

Freehold.

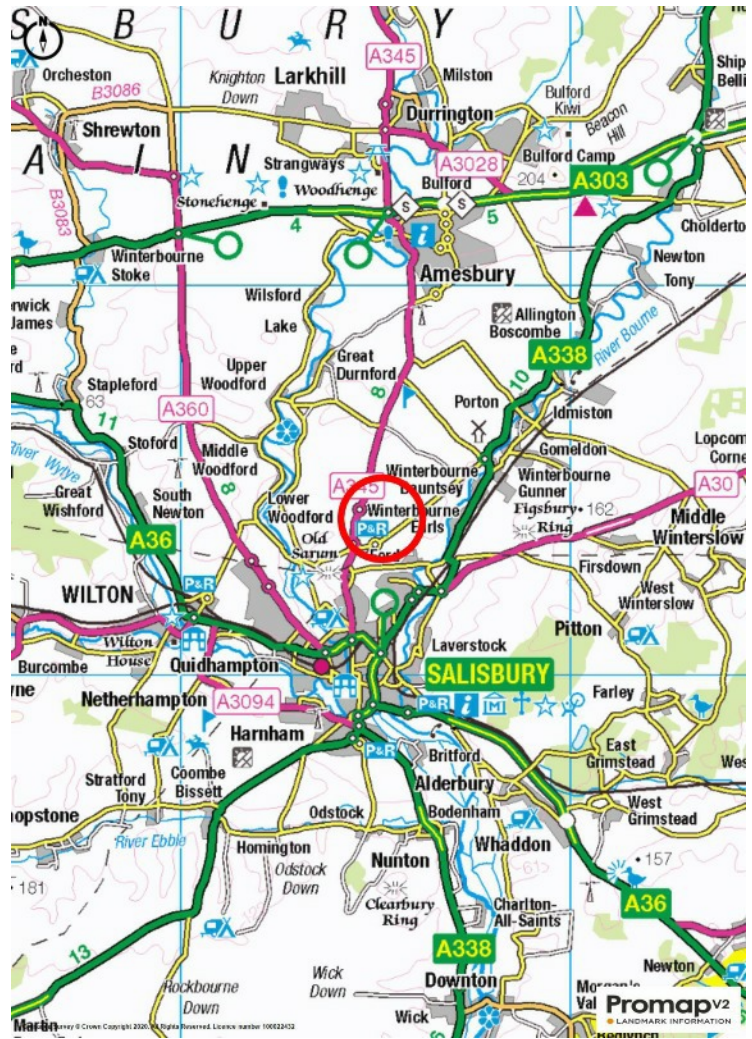
Price

£700,000

We understand that the vendor will need to charge VAT on the sale price.

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 December 2020.

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