

ATLAS

PLANNING GROUP

TOWN CENTRE STATEMENT

Land Adjacent to the A345

High Post, Salisbury

February 2026

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INTRODUCTION

1.1 This Town Centre Statement has been produced by Atlas Planning Group in support of the proposed development of new employment space for **Callen-Lenz**, and a new access for **Chemring Countermeasures UK (CCM)** on Land Adjacent to the A345 at High Post.

1.2 The description of development for this full planning application is as follows:

Erection of a building amounting to 6,968 sqm GIA (Use Classes E(g), B2 and B8) with associated facilities, access with security, parking, hard and soft landscaping, drainage and associated works; A new roundabout from the A345 with footway and bus stops; A new access to Chemring Countermeasures UK including turning and security; Solar Fields; and associated works.

1.3 This Statement should be read in conjunction with other documents submitted in support of the planning application, including the Planning Statement (Atlas Planning Group, February 2026), and the Design and Access Statement (CSA Architects, February 2026).

1.4 This Statement concentrates specifically on the sequential process undertaken to establish why office floorspace of the proposed development cannot be delivered within one of the two nearby settlements (namely Salisbury and Amesbury).

LOCATION AND CONTEXT OF THE APPLICATION SITE

- 2.1 The site, known as Land Adjacent to the A345 at High Post, comprises 10.48 hectares. The application site currently contains arable land enclosed partially by hedgerows and bounded by the A345 to the east, and areas of Chemring Countermeasures Ltd, bounded by the remainder of the Chemring Countermeasures Ltd site to the west.
- 2.2 The site forms part of a larger agricultural field and Chemring Countermeasures Ltd, both of which are accessed via road C292 to the south.



FIGURE 1 - AERIAL VIEW OF THE APPLICATION SITE AND IMMEDIATE SURROUNDINGS

- 2.3 The site is immediately adjacent to the Stones Hotel, which is afforded access from the A345, and is located opposite the High Post Golf Club.
- 2.4 It is not located within an adopted settlement boundary. The nearest settlements with town centre policies are Salisbury, the centre of which is located approximately 6km to the south, and Amesbury the centre of which is located approximately 4.5km to the north of the site.

POLICY CONTEXT

- 3.1 A full planning policy overview is provided within the supporting Planning Statement. For the purposes of this Statement, the following policies are relevant to the consideration of town centre uses:

Local Planning Policy

- 3.2 The Wiltshire Core Strategy is the Council's currently adopted primary Development Plan Document (DPD), and the starting point for determining planning decisions within Wiltshire, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 3.3 The Council is in the process of adopting a new Local Plan. In November 2024 the Draft Local Plan was submitted to the Secretary of State for Examination, sessions for which commenced in late 2025. The Examination has currently been paused following request from the appointed Inspectors.
- 3.4 Core Policy 38 of the Core Strategy relates to retail and leisure, and the desire to enhance the vitality and viability of town centres. Through this Policy, the Council have included primary and secondary shopping frontages within the adopted policy maps for the larger centres of the County, including both Salisbury and Amesbury. These areas are protected by saved policies contained within the Salisbury District Local Plan.
- 3.5 The Policy states that all proposals for retail or leisure uses on sites not within a town centre in excess of 200 sqm gross floorspace, including extensions to existing units, must be accompanied by an Impact Assessment which demonstrates that the proposals will not harm the vitality and viability of any nearby centres.
- 3.6 The proposal does not include 200sqm of retail or leisure uses, and therefore a Town Centre Impact Assessment is not required.

National Planning Policy Framework (NPPF)(2024)

- 3.7 The NPPF is a material consideration of significant weight in the determination of planning applications. The NPPF is underpinned by a presumption in favour of sustainable development.
- 3.8 Paragraphs 85 to 87 set out the Government's planning policies for building a strong, competitive economy. Paragraph 85 states:

Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach

taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

3.9 Chapter 7 of the NPPF relates to ensuring the vitality of town centres, and this includes the policies that relate specifically to town centre uses.

3.10 The NPPF defines 'Main Town Centre Uses' as retail development; leisure, entertainment and more intensive sport and recreation uses; offices; and arts, culture and tourism development.

3.11 Paragraph 91 of the NPPF states:

Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

3.12 The proposal therefore will need to demonstrate a sequential test has been undertaken, and this will be demonstrated within the following sections of this Report.

SEQUENTIAL APPROACH TO SITE SELECTION

- 4.1 National and local planning policy advocates that a sequential approach to site selection should be applied for all main town centre uses that are not in an existing centre and not in accordance with an up-to-date Development Plan.
- 4.2 The application site is not located within a defined town centre and is not allocated for the proposed development, which includes main town centre uses.
- 4.3 It is important to note that adopted policy CP34 of the Core Strategy states that evidence indicates that Wiltshire does not have land available in the right location at the right time to meet business needs and therefore the Policy supports the delivery of employment land on sites that are not allocated. Furthermore, the Policy includes an element of flexibility to allow new employment opportunities to come forward outside of the main settlements where it will have a positive impact on the wider strategic interests of economic development of Wiltshire. Due to the scale of the proposal and the important defence businesses involved in the application, the Planning Statement sets out that the proposal fully accords with CP34 and will have a positive impact on the wider strategic interests of economic development in the County.
- 4.4 Despite this it is recognised that the proposal is not located within a defined town centre and therefore should be subject to the sequential approach in strict policy terms.
- 4.5 In applying the sequential approach it is important to note the following:
 - The proposed building for Callen-Lenz includes floorspace for a variety of different Use Classes, including E(g), B2 and B8, some of which by definition are not suitable to be located in close proximity to residential dwellings due to the potential for pollution and impacts on residential amenity and are not defined as main town centre uses;
 - Callen-Lenz has an important and growing relationship with a number of defence operators in the area around the application site, including but not limited to Apsley Precision Engineering (APE) Ltd and Chemring Countermeasures UK (CCM) located at the High Post, and QinetiQ located at Boscombe Down; and
 - The proposed new roundabout will not only serve Callen-Lenz but will provide onward access to CCM, an existing company employing around 400 staff at the High Post. This access will enable CCM's future business growth expansion plans. As CCM is already located at High Post, this is a locational requirement which could not be met at another site.

4.6 The Planning Practice Guidance (PPG) states that:

Use of the sequential test should recognise that certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations. Robust justification will need to be provided where this is the case, and land ownership does not provide such a justification.

Paragraph: 012 Reference ID: 2b-012-20190722, Revision date: 22 07 2019

4.7 With regard to the application proposals, specifically that the development facilitates a new and improved access for CCM, this will serve a specific locational need. In this context, given the site-specific requirements of the proposal, **it is not deemed necessary to apply the sequential approach to site selection.**

4.8 Additionally, it has been demonstrated within the submitted Planning Statement that Callen-Lenz has struggled to find a suitable alternative site for its relocation, and therefore it can be demonstrated that the sequential approach has been passed. However, for the purposes of completeness and in order to fulfil the Council's validation requirements, this Report details a full sequential search exercise that has been undertaken prior to submission of the planning application.

APPLICATION OBJECTIONS AND DESCRIPTION OF PROPOSAL

4.9 The proposed development included within the application includes the following elements:

- Building of 6,968 sqm (Use Classes E(g), B2 and B8);
- Associated parking (235 car parking spaces, 28 cycle parking spaces);
- New roundabout with bus stops;
- New entrance/access to Chemring Countermeasures UK including turning and security;
- Solar fields to generate 4.3MW renewable energy

4.10 The overall application boundary amounts to 10.48 ha, however the area required for Callen-Lenz (which is the only element of the application which includes town centre uses) amounts to around 3.5ha.

4.11 When considering alternative sites, and whether these can be deemed suitable or available for the proposal, it is important to consider that if a site is not suitable for the commercial requirements of the development in question, then it is not a suitable site for the purposes of the sequential approach.

- 4.12 This was firstly raised within the judgement of Tesco Stores Limited vs Dundee City Council (March 2012), which noted that:

The applicant is expected to have prepared his proposals in accordance with the recommended approach: he is, for example, expected to have had regard to the circumstances of the particular town centre, to have given consideration to the scope for accommodating the development in a different form, and to have thoroughly assessed sequentially preferable locations on that footing. Provided the applicant has done so, however, the question remains,

...

whether an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site.

[Paragraph 29]

- 4.13 More locally, a similar assertion was made within the Appeal for the Premier Inn and McDonalds located in Petersfinger. This Appeal Decision set out that if a site would not fulfil the commercial requirements of the developer, then it cannot be considered a suitable site (Appeal Decision Paragraph 10, Appeal Reference: APP/&3940/W/15/3138442, included in Appendix A).
- 4.14 These decisions demonstrate that there should be consideration of the sequential approach in the 'real world', that is to say there should be some regard to commercial requirements and realities.
- 4.15 Therefore, it is not reasonable nor appropriate to require the relocation of the proposal to a smaller site that would not be able to deliver the necessary quantum of floorspace brought forward by the application, even if this were to be located in a more central and therefore sequentially preferable area. Whilst there is a requirement within the PPG for applicants to demonstrate flexibility when looking for more central sites, a balance needs to be struck between this and still achieving a viable development.
- 4.16 Disaggregation is also not a requirement of sequential assessments in relation to town centre uses, and the PPG is clear that the application of the test will need to be proportionate and appropriate for the given proposals. Therefore, whilst flexibility should be demonstrated by the applicant, it is not necessary for a significant number of smaller units/sites to be considered as sequentially preferable should these not provide the commercial requirements and objectives of the proposed development.

CalLEN-LENZ REQUIREMENTS

- 4.17 The building contained within the proposed development has been designed specifically for Callen-Lenz taking into account their business requirements as well as their security needs. Callen-Lenz will be the sole occupier of the entirety of the building.
- 4.18 Due to the confidential nature of their defence contracts, it is necessary for the floorspace to be delivered within a single, secure site, which additionally has only a single point of access allowing for security to be placed at the entrance.
- 4.19 Taking all of this into account, it would not be possible for the town centre uses of the proposal to be delivered within a building significantly smaller than the proposed building, or within a site significantly smaller in size. For the purposes of the sequential search it is recommended that a building of +/- 10% of the proposed GIA could be suitable (e.g. bigger than 6,270 sqm GIA and up to 7,665 sqm GIA). Additionally, a site of +/- 20% of the proposed site area could be suitable taking into account the additional land the proposal has included for parking, external amenity space and Biodiversity Net Gain (BNG) which may not be necessary on a more central site or a brownfield site (e.g. bigger than 3.15ha and up to 4.2ha).
- 4.20 The proposed building includes a mix of uses including Use Class E(g), B2 and B8. These specifically relate to the business needs of Callen-Lenz which primarily serve to design, develop and build drones for a multitude of uses including large scale defence contracts. There will some ancillary services included within the proposed building, such as staff amenity areas and parts of the office floorspace for administrative staff which are necessary due to the size of the business and the number of employees.
- 4.21 In order for the business to operate and expand, it is necessary for all of these uses to be contained within a single building. The disaggregation of this floorspace across a number of smaller buildings would not fulfil the objectives of the proposed development, as it would not allow the efficient operation of the business (indeed this is one of the main reasons why Callen-Lenz are looking to relocate from their existing sites to a single operation at the High Post). For the purposes of flexibility within the sequential test it is given that the business could operate across two or three buildings as long as these are very closely related.
- 4.22 Finally, the proposed building includes an area which will be used for both storage and manufacturing, requiring a ceiling height of between 7.7m and 9m for these uses. As this is an integral proponent of the business it would not be possible for an alternative site to be considered suitable should these ceiling heights not be available across an area of at least 200 sqm GIA (e.g. around 15% of the proposed development).

4.23 Therefore, for the purposes of the sequential test in recognition of the flexibility required by the PPG, the following needs to be provided within an alternative site for it to be considered suitable for Callen-Lenz:

- Floorspace of between 6,270 sqm and 7,665 sqm and/or Site area of between 3.15ha and 4.2ha;
- Floorspace to be delivered across 1-3 buildings;
- Single point of entry for vehicles with ability for security to be placed at the access;
- Secure site or site where security fencing can be added around the perimeter;
- Provision of car and cycle parking spaces for staff to meet the Wiltshire Council's car parking standards for the proposed uses;
- At least 200 sqm GIA of warehouse space for assembly and storage with a minimum ceiling height of 7.7m.

SEARCH AREA

4.24 The PPG states that the sequential test seeks to guide main town centre uses towards town centre locations first, then to edge of centre locations, and finally to out of centre locations.

4.25 'Edge of centre' locations are defined within the NPPF for main town centre uses as a location within 300 metres of a town centre boundary, or for office development, locations outside the town centre but within 500m of a public transport interchange.

4.26 The two nearest town centres to the proposed development are Salisbury to the south and Amesbury to the north.

4.27 Salisbury centre contains areas denoted as primary and secondary shopping frontages, as set out within the saved policies of the Salisbury District Plan. In relation to public transport interchanges there is a train station, and a number of bus stops provided within the city centre with a primary focus on Blue Boar Road and Endless Street. Taking into account a 300m area from the designated city centre, and a 500m area from the public transport interchanges, the following area is defined as both town centre and edge of centre for the purposes of the sequential test:

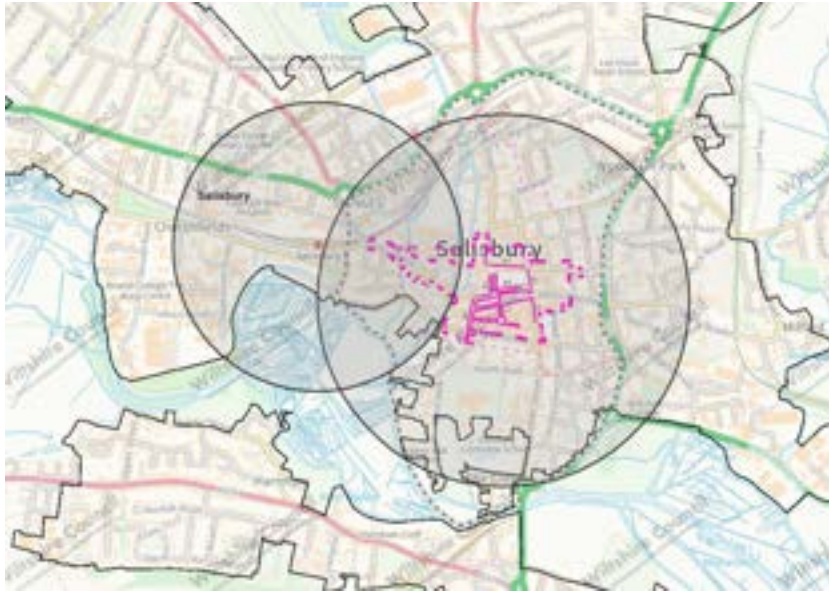


FIGURE 2: SALISBURY TOWN CENTRE AND EDGE OF CENTRE SEARCH AREA

4.28 Amesbury centre also contains areas denoted as primary shopping frontage within the saved policies of the Salisbury District Local Plan. There is no train station, and therefore it is difficult to demonstrate there is a key public transport interchange, however there are a number of bus stops located at The Centre, therefore for the purposes of completeness an area of 500m has been taken from this site to denoted edge of centre locations. Due to their proximity, this area also includes 300m from the primary and secondary shopping frontages.

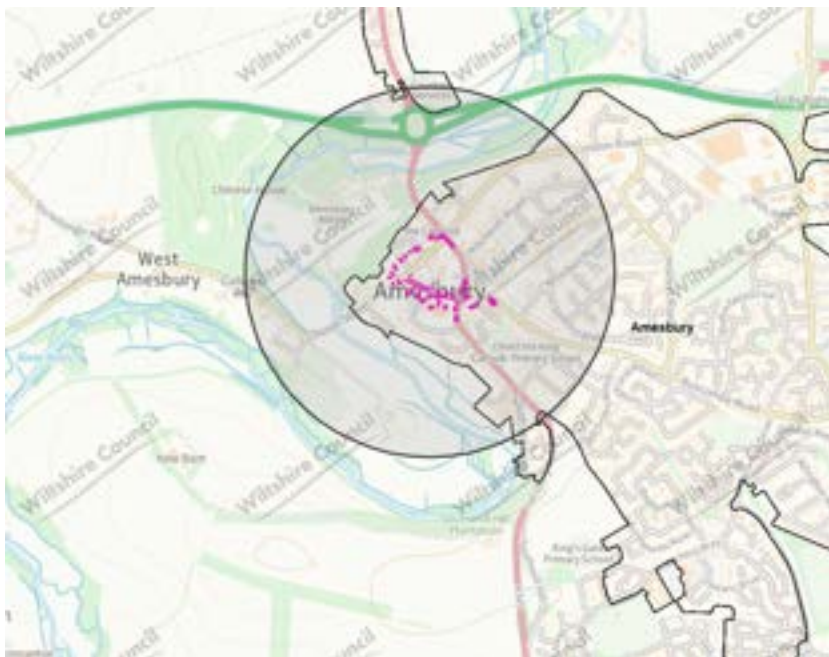


FIGURE 3: AMESBURY TOWN CENTRE AND EDGE OF CENTRE SEARCH AREA

SEQUENTIAL TEST OUTCOME

SALISBURY

- 5.1 Large areas of the Salisbury search area, particularly to the south of city centre, are not suitable for the proposed development as this is the location of Salisbury Cathedral and the associated Cathedral Close which contain a number of heritage assets.
- 5.2 Additionally, areas to the south of the train station are both outside of the settlement boundary and in areas of Flood Zone 3, forming part of the intricate River Avon water meadows which hold a number of nature conservation designations. These cannot be considered suitable areas for development as a result of these constraints.
- 5.3 There are currently no significant employment allocations within the Core Strategy for Salisbury. The area of The Maltings was allocated through Core Policy 21, this was for a major mixed use development to include primarily retail floorspace and no office floorspace was set out within the policy. No significant development has come forward at this site since adoption of the Core Strategy and it is understood that a development of this size is no longer being sought for the area.
- 5.4 The emerging Local Plan states a growth of 12.3ha of employment land for Salisbury, but does not include any employment land within the proposed allocations. The allocation of The Maltings for a retail led mixed use development is carried forward from the Core Strategy, however there is a reduced emphasis on the delivery of commercial floorspace and no quantum is specified.
- 5.5 Callen-Lenz have continued to seek suitable buildings or sites for their business and held discussions with Wiltshire Council to establish what was available within the area. No sites other than High Post were forthcoming, indicating lack of availability within the area.
- 5.6 Various searches were undertaken to demonstrate that no suitable sites exist for the proposed development.

5.7 The following search area for Rightmove Commercial detailed that there were a number of properties available for lease within the Salisbury search area:



FIGURE 4: SALISBURY SEARCH AREA ON RIGHTMOVE SHOWING PROPERTIES OR LAND AVAILABLE FOR LEASE

5.8 The following properties were available for lease (see Appendix A):

Location	Accommodation Type	Size	Outcome
Queen Street	12 x Serviced Offices	Ranging from 10 sqm – 446 sqm	Too small and not suitable
Queen Street	Retail Property	74 sqm	Too small, not suitable, not policy compliant
Butcher Row	Retail Property	100 sqm	Too small, not suitable, not policy compliant
Castle Street	Retail Property	56 sqm	Too small, not suitable, not policy compliant
New Canal Street	Retail Property	222 sqm	Too small, not suitable, not policy compliant

Location	Accommodation Type	Size	Outcome
Queen Street	Serviced Office	Ranging from 4 sqm - 31 sqm	Too small and not suitable
Butcher Row	Retail Property	82 sqm	Too small, not suitable, not policy compliant

5.9 A similar search was undertaken for commercial properties and land to purchase:



FIGURE 5: SALISBURY SEARCH AREA ON RIGHTMOVE SHOWING PROPERTIES OR LAND AVAILABLE FOR PURCHASE

5.10 The following were listed as available for purchase (see Appendix B):

Location	Accommodation Type	Size	Outcome
Fisherton Mill	Retail Property	940 sqm	Too small
Winchester Street	Retail Property	Not given but estimated to be approximately 500 sqm across three units	Too small

Location	Accommodation Type	Size	Outcome
The Bell and Crown, Catherine Street	Pub	Not given but estimated to be less than 300 sqm.	Too small, existing public house which would be sold with a wet tie to Stonegate Group and therefore unsuitable for change of use to alternative use class.
Royal Mail Delivery Office, Fisherton Street	Distribution Warehouse	1,437 sqm	Too small

5.11 Therefore, although a number of units were available within the search area, none were of the size suitable for the proposed development. There were also no sites in close proximity to each other that could be amalgamated in order to reach the desired size of the proposed development.

Zoopla Commercial

5.12 The following search area on Zoopla Commercial was used to establish the commercial units for lease within the Salisbury area:

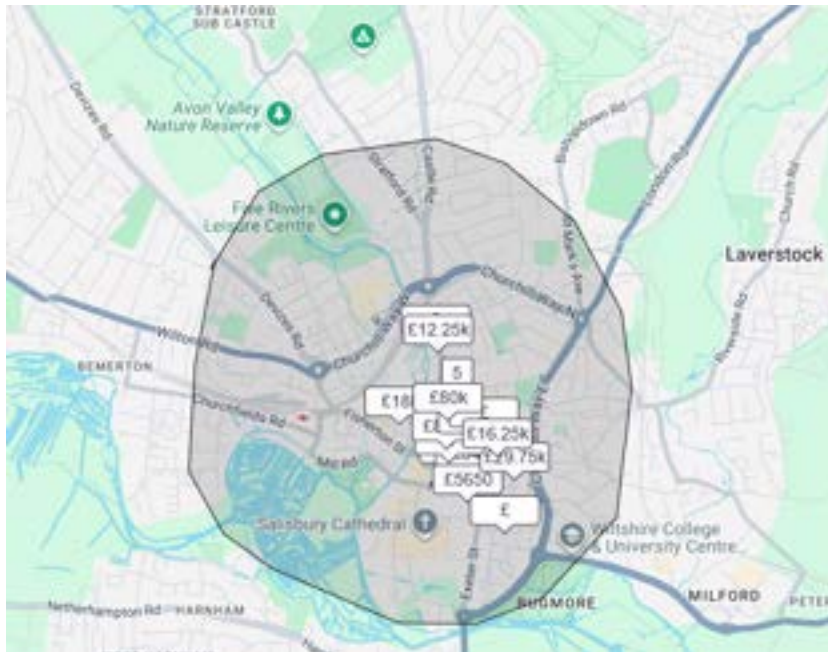


FIGURE 6: SALISBURY SEARCH AREA ON ZOOPLA SHOWING PROPERTIES OR LAND AVAILABLE FOR LEASE

5.13 The following were listed as available for lease (see Appendix C):

Location	Accommodation Type	Size	Outcome
57 Silver Street	Retail Premises	197 sqm	Too small, not suitable
Unit 3-5 New Canal	Retail Premises	80 sqm	Too small, not suitable, not policy compliant
Queen Street	Retail Premises	70 sqm	Too small, not suitable, not policy compliant
Unit 3, Norton Enterprise Park, Churchfields	Business Unit	146 sqm	Too small
New Street	Retail Premises	37 sqm	Too small, not suitable

Location	Accommodation Type	Size	Outcome
Unit 10, Norton Enterprise Park, Churchfields	Industrial/Warehouse Unit	87 sqm	Too small
10 St Ann Street	Serviced Offices	25 sqm	Too small, not suitable
91 Castle Street	Retail Premises	26 sqm	Too small, not suitable
Cherry Orchard Lane	Serviced Offices	From 1 sqm	Too small, not suitable
37 Brown Street	Offices	200sqm	Too small
45 New Canal	Retail Premises	160 sqm	Too small, not suitable, not policy compliant
2-3 Prior Square, The Maltings	Retail Premises	118 sqm	Too small, not suitable
4 St Thomas Square	Offices	59 sqm	Too small, not suitable
Cross Keys House, 22 Queen Street	Offices	130 sqm	Too small, not suitable
110-112 Southampton Road	Retail warehouse	372 sqm	Too small, not suitable
Regus, Cross Keys House, 22 Queen Street	Offices	Ranging from 4 sqm to 31 sqm	Too small, not suitable
36 Blue Boar Row	Restaurant/Bar	1017 sqm	Too small, not suitable
Cheviot house, 69-73 Castle Street	Offices	89 sqm	Too small, not suitable
Cheviot house, 69-73 Castle Street	Offices	52 sqm	Too small, not suitable
Brewery House, 36 Milford Street	Offices	101 sqm	Too small, not suitable
Cheviot house, 69-73 Castle Street	Offices	64 sqm	Too small, not suitable

Location	Accommodation Type	Size	Outcome
Warner House, 123 Castle Street	Offices	Ranging from 53sqm – 375 sqm	Too small, not suitable
Cheviot house, 69-73 Castle Street	Offices	90 sqm	Too small, not suitable
22 Queen Street	Offices	Ranging from 1 – 2 sqm	Too small, not suitable

5.14 It should be noted that there was a listing within the search results that stated a range available of between 1 and 100,000 sq ft/ 0.1 to 9,290 sqm but it did not state a building address where this was accommodated. Therefore, further inquiries were made with the listing agent Park Lane and this confirmed that the property in question was Cross Keys House which, as shown within the tables above, only amounts to a total of around 160 sqm. It is suggested instead that this advert was misleading and intended to attract attention from Zoopla search results, rather than representing actual availability within Salisbury.

5.15 The following search area was used on Zoopla to establish commercial units and land for sale within Salisbury:

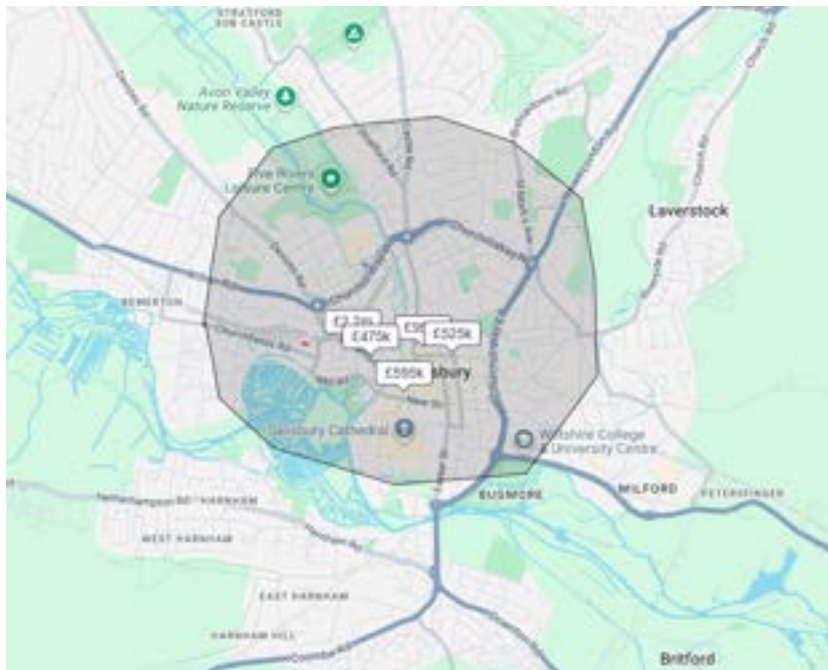


FIGURE 7: SALISBURY SEARCH AREA ON ZOOPLA SHOWING PROPERTIES OR LAND AVAILABLE FOR PURCHASE

5.16 The following were listed as available for purchase (see Appendix D):

Location	Accommodation Type	Size	Outcome
36 Blue Boar Road	Restaurant/Bar	1,017 sqm	Too small
Winchester Street	Retail Property	Not given but estimated to be approximately 500 sqm across three units	Too small
Fisherton Mill	Retail Property	940 sqm	Too small
25 High Street	Retail Property	174 sqm	Too small
38, 40 & 40C Fisherton Street	Retail Property	108 sqm	Too small
Harnham Road	Retail Property	63 sqm	Too small

5.17 Therefore, although a number of units were available within the search area, none were of the size suitable for the proposed development. There were also no sites in close proximity to each other that could be amalgamated in order to reach the desired size of the proposed development.

Myddleton and Major Commercial

5.18 Myddleton and Major Commercial website showed the following properties as available within Salisbury (it should be noted that some of these are outside of the defined Sequential Test search area):

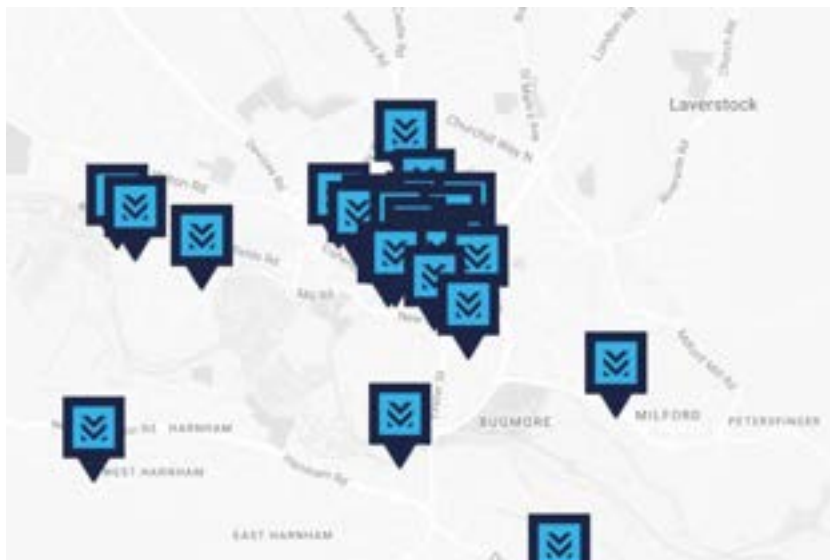


FIGURE 8: SALISBURY SEARCH AREA ON MYDDLETON MAJOR SHOWING COMMERCIAL PROPERTIES OR LAND AVAILABLE

5.19 The following properties were listed on the Myddleton and Major Commercial website (see Appendix E):

Location	Accommodation Type	Size	Outcome
Warner House, 123 Castle Street	Offices	Ranging from 53sqm – 375 sqm	Too small, not suitable
Units 21-22 Sarum Business Park	Workshop/Warehouse	159 sqm	Too small, outside of search area
Unit 3 Norton Enterprise Park, Whittle Road	Office and Warehouse	146 sqm	Too small, outside of search area
Unit 3-5 New Canal	Retail Premises	79 sqm	Too small, not suitable, not policy compliant
Unit 2B Wilton Village	Retail Premises	149 sqm	Too small, not suitable, outside of search area

Location	Accommodation Type	Size	Outcome
Unit 28, Rockhaven Business Centre, Rhodes Moorhouse Way, Longhedge	Industrial/Warehouse Unit	174 sqm	Too small, outside of search area
Unit 21 Harnham Trading Estate	Industrial/Warehouse Unit	132 sqm	Too small, outside of search area
Unit 2, The Woodford Centre, Old Sarum	Office	465 sqm	Too small, outside of search area
Unit 2, Portway Business Centre, Old Sarum	Industrial/Warehouse Unit	85 sqm	Too small, outside of search area
Unit 12 Wilton Village	Retail Premises	79 sqm	Too small, not suitable, outside of search area
Unit 10a Wilton Village	Retail Premises	90 sqm	Too small, not suitable, outside of search area
Unit 10 Norton Enterprise Park, Whittle Road	Office and Warehouse	87 sqm	Too small, outside of search area
The Depot, Downton Road	Distribution Depot and Yard	1.3 Acres/ 0.52 Ha	Too small, outside of search area
Suite 4 Cheviot House, 69-73 Castle Street	Office	89 sqm	Too small, not suitable
Suite 3 Cheviot House, 69-73 Castle Street	Office	64 sqm	Too small, not suitable
Suite 2 Cheviot House, 69-73 Castle Street	Office	52 sqm	Too small, not suitable
Suite 1 Cheviot House, 69-73 Castle Street	Office	90 sqm	Too small, not suitable

Location	Accommodation Type	Size	Outcome
Brewery House, 36 Milford Street	Offices	101 sqm	Too small, not suitable
Station Works, Tisbury	Open Storage site	Ranging from 1-1.9 acres/ 0.4-0.8 Ha	Too small, outside of search area
New Street	Office	37 sqm	Too small, not suitable
Gigant House, Castlegate Business Park, Old Sarum	Industrial/Warehouse	588 sqm	Too small, outside of search area
4 St Thomas Square	Office	59 sqm	Too small, not suitable
37 Brown Street	Office	Ranging from 64 sqm – 201 sqm	Too small, not suitable
91 Castle Street	Retail Premises	26 sqm	Too small, not suitable
57 Silver Street	Retail Premises	197 sqm	Too small, not suitable
New Canal Street	Retail Property	222 sqm	Too small, not suitable, not policy compliant
38, 40 & 40C Fisherton Street	Retail Property	108 sqm	Too small, not suitable
36 Blue Boar Row	Restaurant/Bar	1017 sqm	Too small, not suitable
25 High Street	Retail Property	174 sqm	Too small
2-3 Prior Square, The Maltings	Retail Premises	118 sqm	Too small, not suitable
110-112 Southampton Road	Retail Warehouse	372 sqm	Too small, outside of search area
10 St Ann Street	Serviced Offices	25 sqm	Too small, not suitable
Harnham Road	Retail Property	63 sqm	Too small, not suitable

5.20 Therefore, although a number of properties and sites were advertised as available, none were of a suitable size or requirement for the proposed development. There were also no sites in close proximity to each other that could be amalgamated in order to reach the desired size of the proposed development.

AMESBURY

- 5.21 As with Salisbury, there were large areas of the Amesbury search area that were not suitable for the proposed development. This is due to their existing constraints such as the environmentally protected river network, the Grade I listed heritage asset at Amesbury Abbey, and the large highway network for the A303 junction at the Countness Roundabout.
- 5.22 The settlement of Amesbury is much smaller than Salisbury, and it is listed as a Market Town within the Core Strategy. Whilst it has a primary shopping frontage recognised within the saved policies, a settlement of this tier would be unable to support a development of the site proposed in the planning application within its town centre. This has been recognised by the inability of Callen-Lenz to find premises within the Amesbury area as part of the search undertaken prior to development of the current planning application.
- 5.23 Various searches were undertaken to demonstrate that no suitable sites exist for the proposed development.

Rightmove Commercial

- 5.24 No properties were listed as available for lease within the search area on Rightmove:



FIGURE 9: AMESBURY SEARCH AREA ON RIGHTMOVE SHOWING NO PROPERTIES OR LAND AVAILABLE FOR LEASE

5.25 A single property was advertised as available for sale in the search area on Rightmove (see Appendix F):



FIGURE 10: AMESBURY SEARCH AREA ON RIGHTMOVE SHOWING ONE PROPERTY AVAILABLE FOR PURCHASE

Location	Accommodation Type	Size	Outcome
Units 1 and 2, 44 Salisbury Road	Retail Premises	619 sqm	Too small, not suitable

5.26 Therefore, no sites were identified as suitable or available within the Amesbury search area on the Rightmove website.

Zoopla Commercial

5.27 No properties were listed as available for lease on the Zoopla Commercial website within the Amesbury search area:



FIGURE 11: AMESBURY SEARCH AREA ON RIGHTMOVE SHOWING NO PROPERTIES OR LAND AVAILABLE FOR LEASE

- 5.28 No properties were listed as available for sale on the Zoopla Commercial website within the Amesbury search area:



FIGURE 12: AMESBURY SEARCH AREA ON RIGHTMOVE SHOWING NO PROPERTIES OR LAND AVAILABLE FOR PURCHASE

Myddleton and Major Commercial

- 5.29 One property was listed within the Amesbury search area on the Myddleton and Major Commercial website, however this was actually a freehold retail property that was already under offer and therefore not available as an alternative site (notwithstanding the fact it was too small and not suitable).



FIGURE 13: AMESBURY SEARCH AREA ON MYDDLETON AND MAJOR SHOWING ONE PROPERTY AVAILABLE

CONCLUSION

- 6.1 The PPG states that the sequential test should look at town centre locations first, then edge of town locations. This search has determined that there are no available or suitable sites within these defined areas for the settlements of Salisbury or Amesbury.
- 6.2 The PPG then states that if no sites are found within these areas, only at that point should other locations be assessed, with those demonstrating good transport links to the town centre seen as sequentially preferable. The proposed development will include a new roundabout off the A345, which is the main road connecting Salisbury town centre and Amesbury town centre. New bus stops will be provided at the roundabout to provide employees with a connection to the existing public transport network which runs along the A345, providing regular services to and from Amesbury and Salisbury centres. Finally, a cycle path will be provided to the east of CCM, connecting the internal access road of the development to the C292 where an onward connection to National Cycle Network (NCN) Route 45 can be made, encouraging staff to utilise this existing cycle connection to both Salisbury and Amesbury. Therefore, given the good transport links that will be provided through the development leading to both of the nearest town centres, it can be seen that no other search location outside of the town centre or edge of town locations would be sequentially preferable.
- 6.3 Furthermore, as stated, the proposal has a locational requirement which supersedes the sequential test. Firstly, Callen-Lenz have close working relationships with a number of defence employers in the area including CCM and APE Ltd at High Post, and QinetiQ at Boscombe Down, such that it is necessary to be located at High Post to facilitate their future growth. Additionally, the proposal includes a new and improved entrance for CCM, and this objective and benefit of the proposal cannot be provided on another site as CCM is already located at High Post. **Therefore, due to these requirements no other site would be suitable for the proposed development, and the sequential test is passed.**
- 6.4 The sequential search requires a significant amount of employment floorspace (ranging between 6,270 sqm and 7,665 sqm) to be delivered on a single site. It is clear that there is no site of this size to accommodate the proposed development in the Salisbury or Amesbury search areas.
- 6.5 Initial searches undertaken by Callen-Lenz prior to development of the planning application has determined there were a lack of sites or land available for the proposed development in the area. Indeed, this is recognised within the supporting text of Core Policy 34. Discussions with Wiltshire Council identified the site at High Post as the most suitable for Callen-Lenz in the area. Therefore, a sequential process has already been undertaken to determine that the site is the only available suitable site for the proposed development.

6.6 Notwithstanding this, a total of 76 sites were assessed across a number of different platforms, and all of these were found to be too small and not suitable. **Therefore, in conclusion, the sequential test has been passed.**

A

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Max Size ✓

Filters ✓

Commercial Properties For Sale in Untitled (Drawn Area) >

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🔔 Create Alert

6 results

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📍 Map view

⌵

☰ Prioritise properties with...

+ Add keyword



£2,200,000

From
10,121 sq. ft.

Fisherton Mill, 108 Fisherton Street, Salisbury, Wiltshire, SP2 7QY

Shop

COMMERCIAL

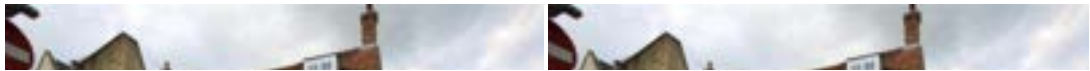


📞 Call

✉ Contact

📍 Save





£525,000

Guide Price

Winchester Street, Salisbury, SP1

Shop



COMMERCIAL

 Call

 Contact

 Save

1/4



£11,795

The Bell & Crown, Catherine Street, Salisbury, Wiltshire SP1 2DH

Pub



COMMERCIAL

 Call

 Contact

 Save

| 1/1





POA

15,472 sq. ft.

Royal Mail Delivery Office, Fisherton Street, Salisbury, Wiltshire, SP2

Distribution Warehouse



COMMERCIAL



Call



Contact



Save

Additional commercial listings



1/1



£950,000

Guide Price

10,953 sq. ft.

36 Blue Boar Row, Salisbury, Wiltshire, SP1

Pub

COMMERCIAL



Call



Contact



Save



1/9



£565,000

Guide Price

4,138 sq. ft.

Market Place, Salisbury, Wiltshire, SP1

Retail Property (high street)

COMMERCIAL



Call



Contact



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🔔 Create Alert

20 results

Relevance ▼

📍

Map view

≡

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+ Add keyword

1/4



£959 pcm

162–4,810 sq. ft.

Queen Street, Salisbury, Wiltshire, SP1 1EY

Serviced Office

COMMERCIAL



Call

Contact

Save

1/3



£169 pcm

108–4,810 sq. ft.

Queen Street, Salisbury, Wiltshire, SP1 1EY

Serviced Office

COMMERCIAL



Call



Contact



Save

1/4



£311 pcm

1–4,809 sq. ft.

Queen Street, Salisbury, Wiltshire, SP1 1EY

Serviced Office

COMMERCIAL



Call



Contact



Save

1/4



£2,463 pcm

1–4,809 sq. ft.

Queen Street, Salisbury, Wiltshire, SP1 1EY

Serviced Office

COMMERCIAL



Call



Contact



Save

1/4



POA

100–1,400 sq. ft.

3rd Floor, Cross Keys House, 22 Queen Street, Salisbury, Wiltshire, SP1

1EY

Serviced Office

COMMERCIAL



Call

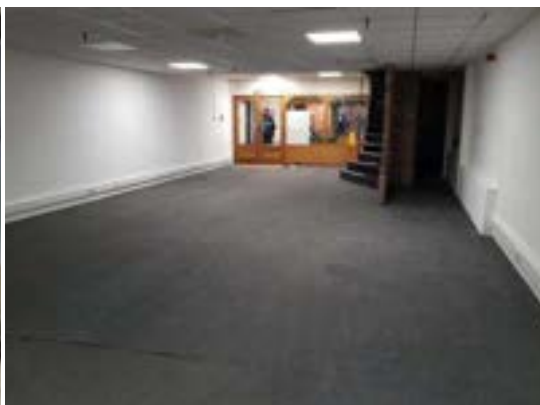


Contact



Save

1/1



£1,167 pcm

1 754 111 111

Cross Keys Chequer, Salisbury, Wiltshire, SP1**BROCKHURST**
PROPERTY MANAGEMENT

Retail Property (Shopping Centre)

COMMERCIAL

**Call****Contact****Save**

1/4

**£1,063 pcm**

323–807 sq. ft.

Queen Street, Salisbury, Wiltshire, SP1 1EY**Regus**

Serviced Office

COMMERCIAL

**Call****Contact****Save**

1/3

**£2,667 pcm**

800 sq. ft.

2 Queen Street, Salisbury, Wiltshire, SP1
BLUE ALPINE

Retail Property (high street)

COMMERCIAL



Call



Contact



Save

1/4

**£1,063 pcm**

215–646 sq. ft.

Queen Street, Salisbury, Wiltshire, SP1

Serviced Office

COMMERCIAL



Call



Contact



Save

1/5

**£447 pcm**

108–538 sq. ft.

Queen Street, Salisbury, Wiltshire, SP1

Serviced Office

COMMERCIAL



Call



Contact



Save

1/4

**£195 pcm**

86–108 sq. ft.

Queen Street, Salisbury, Wiltshire, SP1 1EY

Serviced Office

COMMERCIAL



Call



Contact



Save

1/4

**£139 pcm**

54–108 sq. ft.

Queen Street, Salisbury, Wiltshire, SP1 1EY

Serviced Office

COMMERCIAL



1/3



£145 pcm

11–54 sq. ft.

Queen Street, Salisbury, Wiltshire, SP1

Commercial Property

COMMERCIAL

Regus



Call



Contact



Save

1/5



£2,000 pcm

Butcher Row, Salisbury, Wiltshire, SP1

Shop

COMMERCIAL

WOOLLEY & WALLIS



Call



Contact



Save

1/6





£1,000 pcm

Castle Street, Salisbury, Wiltshire, SP1

Shop

COMMERCIAL



Call

Contact

Save

1/5



£4,917 pcm

New Canal, Salisbury, Wiltshire, SP1

Shop

COMMERCIAL



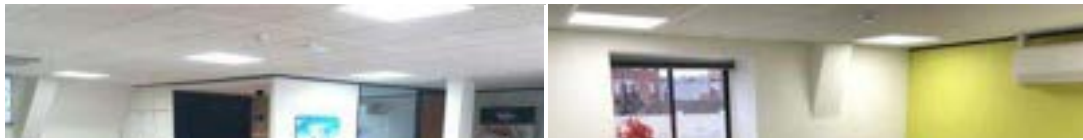
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1/3





POA

Queen Street, Salisbury, Wiltshire, SP1

Office

COMMERCIAL

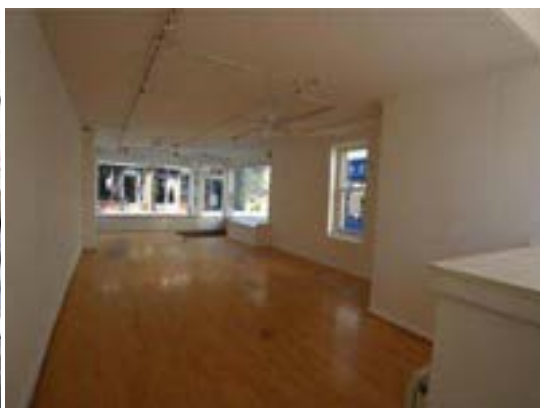


 **Call**

 **Contact**

 **Save**

1/5



£2,292 pcm

Butcher Row, Salisbury, Wiltshire, SP1

Shop

COMMERCIAL



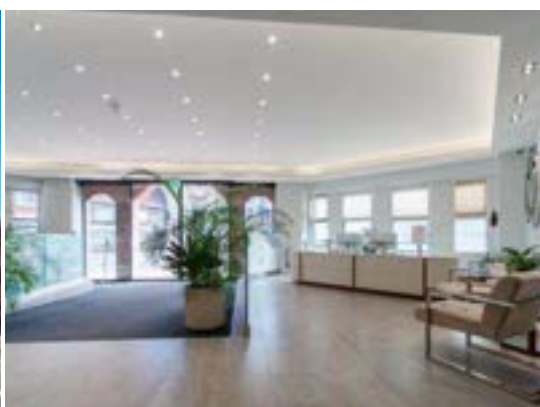
 **Call**

 **Contact**

 **Save**

Additional commercial listings

1/8



£1,021 pcm

574 sq. ft.

Warner House, 123 Castle Street, Salisbury, SP1 3TB

Office

COMMERCIAL

 Call

 Contact

 Save

| 1/5



×

£1,667 pcm

Salisbury Area, Wiltshire

Office

COMMERCIAL

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£2,750 pcm (£634.62 pw)

2128 sq ft
57 Silver Street, Salisbury SP1

Retail premise



Call Email



£2,833 pcm (£653.85 pw)



856 sq ft

Unit 3-5, New Canal, Salisbury SP1

Retail premise



[Call](#)



[Email](#)



£2,667 pcm (£615.38 pw)



800 sq ft

Queen Street, Salisbury SP1

Retail premise



[Call](#)



[Email](#)



£1,079 pcm (£249.04 pw)



1579 sq ft

Unit 3, Norton Enterprise Park, Whittle Road, Churchfields, Salisbury SP2

Industrial

Freehold



[Call](#)



[Email](#)



£471 pcm (£108.65 pw)



402 sq ft

New Street, Salisbury SP1

Office



[Call](#)



[Email](#)



£800 pcm (£184.62 pw)



947 sq ft

Unit 10, Norton Enterprise Park, Whittle Road, Salisbury, Wiltshire SP2

Industrial



[Call](#)



[Email](#)



Non quoting



208 - 270 sq ft
10 St Ann Street, Salisbury SP1

Office



[Call](#) [Email](#)



£813 pcm (£187.5 pw)



283 sq ft

91 Castle Street, Salisbury SP1

Retail premise



[Call](#)



[Email](#)



£260 pcm From (£60 pw)



1 - 2 sq ft

Cherry Orchard Lane, Salisbury SP2

Office

Instant Offices

[Call](#) [Email](#)



£2,479 pcm From (£572.12 pw)



695 - 2171 sq ft

First Floor, 37, Brown Street, Salisbury SP1

Office



[Call](#)



[Email](#)



£300 pcm (£69.23 pw)



1 - 100000 sq ft
Salisbury, Wiltshire SP1

Office



[Call](#) [Email](#)



Non quoting



1724 sq ft

45 New Canal, Salisbury, Wiltshire SP1

Retail premise



[Call](#) [Email](#)



£1,500 pcm (£346.15 pw)



1276 sq ft

2-3 Priory Square, The Maltings, Salisbury, Wiltshire SP2

Retail premise



[Call](#)



[Email](#)



£708 pcm (£163.46 pw)



643 sq ft

First Floor, 4 St Thomas Square, Salisbury SP1

Office



[Call](#)



[Email](#)



Non quoting



100 - 1400 sq ft

3rd Floor, Cross Keys House, 22 Queen Street, Salisbury, Wiltshire SP1

Office



[Call](#)



[Email](#)



£5,208 pcm (£1201.92 pw)



4009 sq ft

110-112 Southampton Road, Salisbury SP1

Retail premise

Reduced



[Call](#)



[Email](#)



Non quoting



44 - 335 sq ft

Regus Crosskeys House, 22 Queen Street, Salisbury SP1

Office



[Call](#)



[Email](#)



£6,667 pcm (£1538.46 pw)



10953 sq ft

36 Blue Boar Row, Salisbury, Wiltshire SP1

Leisure



[Call](#)



[Email](#)



£763 pcm (£175.96 pw)



958 sq ft

Suite 4, Second Floor, Cheviot House, 69-73 Castle Street, Salisbury SP1

Office

Reduced



[Call](#)



[Email](#)



£458 pcm (£105.77 pw)



562 sq ft

Suite 2, Second Floor, Cheviot House, Castle Street, Salisbury SP1

Office

Reduced



[Call](#)



[Email](#)



£1,354 pcm (£312.5 pw)



1088 sq ft

Suite 3, Brewery House, 36 Milford Street, Salisbury, Wiltshire SP1

Office

Reduced



[Call](#)



[Email](#)



£563 pcm (£129.81 pw)



695 sq ft

Suite 3, Second Floor, Cheviot House, 69-73 Castle Street, Salisbury SP1

Office



[Call](#)



[Email](#)



Non quoting



573 - 4038 sq ft

Warner House, 123 Castle Street, Salisbury SP1

Office



[Call](#)



[Email](#)



£771 pcm (£177.88 pw)



974 sq ft

Suite 1, Second Floor, Cheviot House, 69-73 Castle Street, Salisbury SP1

Office

Reduced



[Call](#)



[Email](#)



£205 pcm From (£47.31 pw)



1 - 38 sq ft

22 Queen Street, 3rd Floor, Cross Keys House, Salisbury SP1

Office

Instant Offices



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Price

Any price

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Commercial property for sale in SP1

6 results

Sort: Recommended



£950,000

10953 sq ft

36 Blue Boar Row, Salisbury, Wiltshire SP1

Leisure



Call Email



1/1

£525,000 Guide price

Winchester Street, Salisbury SP1

Retail premise

 [Call](#)  [Email](#)



£2,200,000 From



10121 sq ft

Fisherton Mill, 108 Fisherton Street, Salisbury, Wiltshire SP2

Retail premise



[Call](#) [Email](#)

**£595,000**

1875 sq ft
25 High Street, Salisbury SP1

Retail premise



[Call](#) [Email](#)

**£475,000**

1170 sq ft

38, 40 & 40C Fisherton Street, Salisbury, Wiltshire SP2

[Call](#)[Email](#)

£215,000

686 sq ft

Hamham Road, Salisbury SP2

Reduced



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(max 20)

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- ☒ Myddelton & Major
01722 346202

E



[£5,850 - £41,650 pa](#)

573 - 4,038 Sq Ft

[Warner House, 123 Castle Street, Salisbury](#)

Super refurbished office suites. City centre. Suites from 1171 to 4038 sq ft. Led lighting. Air conditioning. Twin passenger lifts. New leases available.

[Under Offer](#)



[£33,600 pa](#)

3,950 Sq Ft

[Units 8-10, Harnham Trading Estate, Salisbury, SP2 8NW](#)

Factory/warehouse unit. Business park. Minimum eaves height 9' 8". Fitted office. Loading door. Allocated parking. New lease available.

[To Let](#)



[£18,500 pa](#)

1,715 Sq Ft

[Units 21-22, Sarum Business Park, Lancaster Road, Old Sarum, Salisbury, SP4 6FB](#)

Workshop/warehouse unit. Established business centre. Edge of city. Two loading doors. 6 allocated parking spaces. New lease available

[Under Offer](#)



[£25,000 pa](#)

1,676 Sq Ft

[Unit 3, Wilton Village – Shopping & Leisure, King Street, Wilton, Salisbury, Wiltshire, SP2 0RS](#)

Retail centre shop unit. Edge of town. Double fronted. Open plan sales area. Suspended lighting. New lease available
[To Let](#)



[£12,950 pa](#)

1,579 Sq Ft

[Unit 3, Norton Enterprise Park, Whittle Road, Churchfields, Salisbury, SP2 7YS](#)

Modern business unit. Established trading estate. Steel portal frame construction. First floor office space. On site parking. New lease available

[To Let](#)



[£34,000 pa](#)

856 Sq Ft

[Unit 3-5, New Canal, Salisbury, SP1 2AA](#)

Retail premises. City centre. Central trading position. Prominent display frontage. Open plan sales area. New lease available

[To Let](#)



[£24,000 pa](#)

1,610 Sq Ft

[Unit 2B, Wilton Village – Shopping & Leisure, King Street, Wilton, Salisbury, Wiltshire, SP2 0RS](#)

Retail centre shop unit. Edge of town. On site customer parking. Attractive courtyard setting. New lease available
[To Let](#)



[£17,500 pa](#)

1,875 Sq Ft

[**Unit 28, Rockhaven Business Centre, Rhodes Moorhouse Way, Longhedge, Old Sarum, Salisbury, Wiltshire, SP4 6RT**](#)

Industrial/warehouse unit. Business centre. Close to a345, edge of city. Up & over loading door. Mezzanine floor. Allocated car parking. New lease available

[To Let](#)



[£12,850 pa](#)

1,431 Sq Ft

[Unit 21, Harnham Trading Estate, Salisbury, SP2 8NW](#)

Industrial/warehouse unit . Business centre/park . On site parking facilities . Loading door . 3 phase power . New lease available

[For Sale or To Let](#)



[£495,000](#)

[£50,000 pa](#)

5,015 Sq Ft

[Unit 2, The Woodford Centre, Old Sarum Park, Old Sarum, Salisbury, SP4 6BU](#)

Business/office unit. Established business centre. Open plan offices. Suspended ceilings with recessed cat. ii lighting. Fitted carpets. Central heating & air conditioning. On site parking. For sale freehold. New lease available

[To Let](#)



[£9,250 pa](#)

915 Sq Ft

[Unit 2, Portway Business Centre, Castlegate Business Park, Old Sarum, Salisbury, SP4 6QX](#)

Industrial/warehouse unit. Business centre. Edge of city. Forecourt parking/loading. Up & over shutter door. Fitted office. New lease available

[To Let](#)



[£16,000 pa](#)

856 Sq Ft

[Unit 12, Wilton Village – Shopping & Leisure, King Street, Wilton, Salisbury, Wiltshire, SP2 0RS](#)

Retail centre shop unit. Edge of town. On site customer parking. Attractive courtyard setting. New lease available
[Under Offer](#)



[£69,500 pa](#)

8,126 Sq Ft

[Unit 12, Harnham Trading Estate, Salisbury, SP2 8NW](#)

Factory/warehouse unit. With yard of 0.32 acres. Edge of city. Fitted office. New lease available

[To Let](#)



[£15,000 pa](#)

969 Sq Ft

[Unit 10A, Wilton Village – Shopping & Leisure, King Street, Wilton, Salisbury, Wiltshire, SP2 0RS](#)

Retail centre shop unit. Edge of town. On site customer parking. Attractive courtyard setting. New lease available
[To Let](#)



[£9,600 pa](#)

947 Sq Ft

[Unit 10, Norton Enterprise Park, Whittle Road, Salisbury, Wiltshire, SP2 7YS](#)

Industrial/warehouse unit. Modern building. Established estate. Allocated parking. Fitted office. Lease available for assignment

[To Let](#)



[£75,000 pa](#)

1.30 Acres

[The Depot, Downton Road, Salisbury, SP2 8AU](#)

Distribution depot with secure yard. 1.3 acres (0.52 ha). Direct access onto the a338. Tarmac and concrete surfaced yard. Warehouse and storage buildings. New lease available.

[To Let](#)



[£9,150 pa](#)

958 Sq Ft

[Suite 4, Second Floor, Cheviot House, 69-73 Castle Street, Salisbury, SP1 3SP](#)

Second floor office suite. City centre. Air conditioning. Suspended ceiling with category ii lighting. Parking available by separate licence. New lease available

[To Let](#)



[£6,750 pa](#)

695 Sq Ft

[**Suite 3, Second Floor, Cheviot House, 69-73 Castle Street, Salisbury**](#)

Second floor office suite. City centre. Air conditioning. Suspended ceiling with category ii lighting. Parking available by separate licence. New lease available

[To Let](#)



[£16,250 pa](#)

1,088 Sq Ft

[**Suite 3, Brewery House, 36 Milford Street, Salisbury, Wiltshire, SP1 2AP**](#)

Modern office suite. City centre. Suspended ceilings with recessed lighting. Air conditioning. Raised floors for data cabling. Lift to all floors. New lease available

[To Let](#)



[£5,500 pa](#)

562 Sq Ft

[Suite 2, Second Floor, Cheviot House, Castle Street, Salisbury, SP1 3SP](#)

Modern office suite . City centre . On site parking facilities . Air conditioning . Suspended ceiling with category ii lighting . New lease available

[To Let](#)



[£9,250 pa](#)

974 Sq Ft

[Suite 1, Second Floor, Cheviot House, 69-73 Castle Street, Salisbury, SP1 3SP](#)

Second floor office suite. City centre. Air conditioning. Suspended ceiling with category ii lighting. Parking available by separate licence. New lease available

[Under Offer](#)



[£14,000 pa](#)

944 Sq Ft

[Suite 1, Ground Floor, Brewery House, 36 Milford Street, Salisbury, Wiltshire, SP1 2AP](#)

Ground floor office/retail premises. Prominent corner position. City centre. Period features. Display frontage to two elevations. New lease available

[To Let](#)



[Rent On Application](#)

1 - 1.90 Acres

[Station Works, Tisbury, Salisbury, Wiltshire, SP3 6QU](#)

Open storage site. Surfaced areas. 1 acre to 1.9 acres. May be sub-divided. New flexible leases available
[Under Offer](#)



[£900,000](#)

10,870 Sq Ft

[Park House Hotel, Cholderton, Salisbury, Wiltshire, SP4 0EG](#)

Hotel & premises. Excellent access to the A303. Potential for a range of commercial or residential uses. (subject to planning). For sale freehold

[To Let](#)



[£5,650 pa](#)

402 Sq Ft

[New Street, Salisbury, SP1 2PH](#)

First floor office suite . City centre . Attractive bay window . Night storage heaters . Fitted carpets . New lease available

[For Sale](#)



[£565,000](#)

6,336 Sq Ft

[Gigant House, Castlegate Business Park, Old Sarum, Salisbury, SP4 6QX](#)

Modern industrial/warehouse investment. Let until july 2039. Producing £40,000 per annum. For sale freehold.
[To Let](#)



[£8,500 pa](#)

643 Sq Ft

[First Floor, 4 St Thomas Square, Salisbury, SP1 1BA](#)

Office premises. City centre. Central position. Grade ii listed building. Separate ground floor entrance. New lease available

[To Let](#)



[£29,750 pa](#)

695 - 2,171 Sq Ft

[First Floor, 37, Brown Street, Salisbury, SP1 2AS](#)

Ground & first floor offices. City centre. With parking by separate licence. Fitted carpets. Air conditioning. New lease(s) available. Suites available as a whole or separately

[Under Offer](#)



[£240,000](#)

[£17,495 pa](#)

2,025 Sq Ft

[9a, Edison Road, Churchfields Industrial Estate, Salisbury, Wiltshire, SP2 7NU](#)

Warehouse/industrial unit. Edge of city. Established trading estate. Ground floor reception & first floor office. External storage. Loading & parking area to the front. New lease available. For sale freehold

[To Let](#)



[£9,750 pa](#)

283 Sq Ft

[91 Castle Street, Salisbury, SP1 3SP](#)

Period lock up shop. City centre. Open plan retail area. Rear storage. New lease available

[To Let](#)



[£33,000 pa](#)

2,128 Sq Ft

[57 Silver Street, Salisbury, SP1 2NG](#)

Retail premises. City centre. Ground floor net sales 944 sq ft. Prominent display frontage. Open plan ground floor sales area. Upper floor ancillary space. New lease available

[To Let](#)



[Rent On Application](#)

1,724 Sq Ft

[45 New Canal, Salisbury, Wiltshire, SP1 2AA](#)

Ground floor retail unit with first floor ancillary. Prime city centre location . Open plan sales area. Grade ii listed . New lease available

[Under Offer](#)



[Price On Application](#)

[Rent On Application](#)

778 Sq Ft

[4 Endless Street, Salisbury, SP1 1DL](#)

Takeaway/retail premises. City centre. Open plan sales area. Fitted sales counter & cold storage unit. First floor ancillary storage. Freehold for sale. May let on new lease terms

[For Sale](#)



[£475,000](#)

1,170 Sq Ft

[38, 40 & 40C Fisherton Street, Salisbury, Wiltshire, SP2 7RB](#)

Retail & residential investment. Prominent city centre location. Comprising two shops, one bed flat & three bed house. Total income £27,456 pa. For sale freehold, subject to existing tenancies.

[For Sale or To Let](#)



[£950,000](#)

[£80,000 pa](#)

10,953 Sq Ft

[36 Blue Boar Row, Salisbury, Wiltshire, SP1 1DA](#)

Former restaurant/bar. Grade ii listed building. City centre. With ancillary residential accommodation. Potential for alternative use and/or residential conversion, subject to planning. With courtyard entrance on blue boar row. For sale freehold. New lease available

[Under Offer](#)



£250,000

1,412 Sq Ft

35A Brown Street, Salisbury, Wiltshire, SP1 2AS

Office building. City centre. Open plan. Suspended ceilings with recessed category ii lighting. Gas central heating. Fitted carpets. 2 allocated parking spaces. For sale freehold

Under Offer



£34,000 pa

816 Sq Ft

34 High Street, Salisbury, Wiltshire, SP1

Prime retail unit. City centre. With first floor ancillary. Open plan sales area. New lease available
[Under Offer](#)



[£565,000](#)

[£55,000 pa](#)

4,138 Sq Ft

[28/28a Market Place, Salisbury, Wiltshire, SP1 1TL](#)

Retail property. City centre. Grade ii listed building. Retail space over 2 floors. Open plan front sales area. First floor sales/seating area. New lease available. For sale freehold, with vacant possession

[For Sale](#)



[£595,000](#)

1,875 Sq Ft

[25 High Street, Salisbury, SP1 2NJ](#)

Prime retail property. City centre. Attractive glazed folding display window . Open plan sales area. First floor ancillary sales/seating area. For sale freehold.

[Under Offer](#)



[£9,500 pa](#)

1,175 Sq Ft

[24 St Edmunds Church Street, Salisbury, Wiltshire, SP1](#)

Office suite. City centre. Strip lighting. Fitted carpets. Central heating. New lease available

[To Let](#)



[£18,000 pa](#)

1,276 Sq Ft

[**2-3 Priory Square, The Maltings, Salisbury, Wiltshire, SP2 7TL**](#)

Ground floor shop unit. City centre. Extensive glazed window display frontage. Ancillary stock rooms . Rear loading. New lease available

[To Let](#)



[£62,500 pa](#)

4,009 Sq Ft

[**110-112 Southampton Road, Salisbury, SP1 2LE**](#)

Retail warehouse. Highly prominent main road location. Edge of city. Clear span retail space. Ancillary leanto for storage & staff accommodation. Forecourt for parking. New lease available

[Under Offer](#)



[£12,500 pa](#)

694 Sq Ft

[106 Fisherton Street, Salisbury, Wiltshire, SP2 7QY](#)

Retail premises, subject to planning. City centre. Currently used as an education centre. Fitted carpets. Led downlighters. Gas central heating. New lease available

[To Let](#)



[£6,250 - £8,150 pa](#)

208 - 270 Sq Ft

[10 St Ann Street, Salisbury, SP1 2DN](#)

Serviced offices. City centre. Two suites comprising 208 & 270 sq ft. Serviced reception. Inclusive rents. New licences available

[For Sale](#)



[£215,000](#)

686 Sq Ft

[1 Harnham Road & 2/2a Ayleswade Road, Harnham, Salisbury, SP2 8JG](#)

Retail & residential investment. Close to city centre. Strong residential location. Producing £17,322 pa. For sale freehold, subject to existing leases



Chartered Surveyors & Estate Agents in Salisbury, Stockbridge and Westbury.

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£675,000

6,671 sq. ft.

Units 1 & 2, 44 Salisbury Road, Amesbury, SP4 7HD

Retail Property (high street)

COMMERCIAL



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