

# Widham Farm

BUSINESS PARK

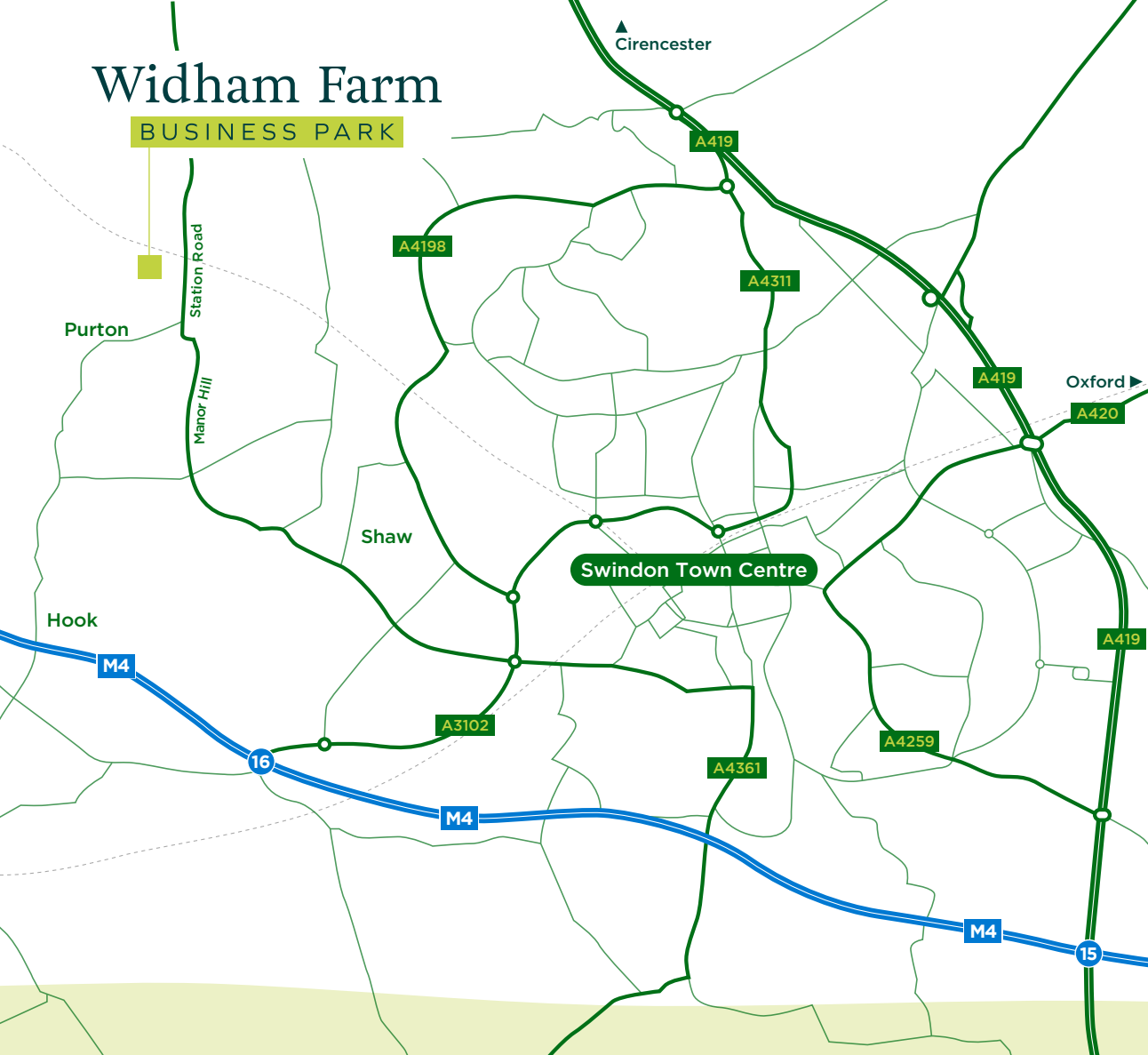
**FOR SALE**

Commercial Development Site of 1.78 acres (0.72ha)

Station Road ■ Purton ■ Swindon SN5 4EN

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## Location

Purton is a village situated approximately 4 miles to the northwest of Swindon town centre. It is easily accessible from local roads leading to and from Swindon and Cirencester with the A419 dual carriageway linking the two towns being just 3.5 miles to the north. Junction 16 of the M4 motorway is approximately 6 miles to the southeast.

Swindon and Kemble railways stations are approximately 6 miles to the southeast and 12 miles to the northwest respectively and offer regular mainline services to London, Bristol and Birmingham.

Purton offers a variety of local shops including a Co-op and Premier convenience stores as well as several local shops and pubs. In addition, the Village has a well established secondary school and 13th century St Mary's Church.

Access will be provided directly off Station Road via a new estate road.



# Description

The employment zone forms a flat broadly rectangular area of land which can be self contained from the wider residential development. It is bound by residential on east, south and west sides with the Swindon to Gloucester railway line being immediately due north. The development of 61 new dwellings is taking place adjacent to the south of the employment zone.

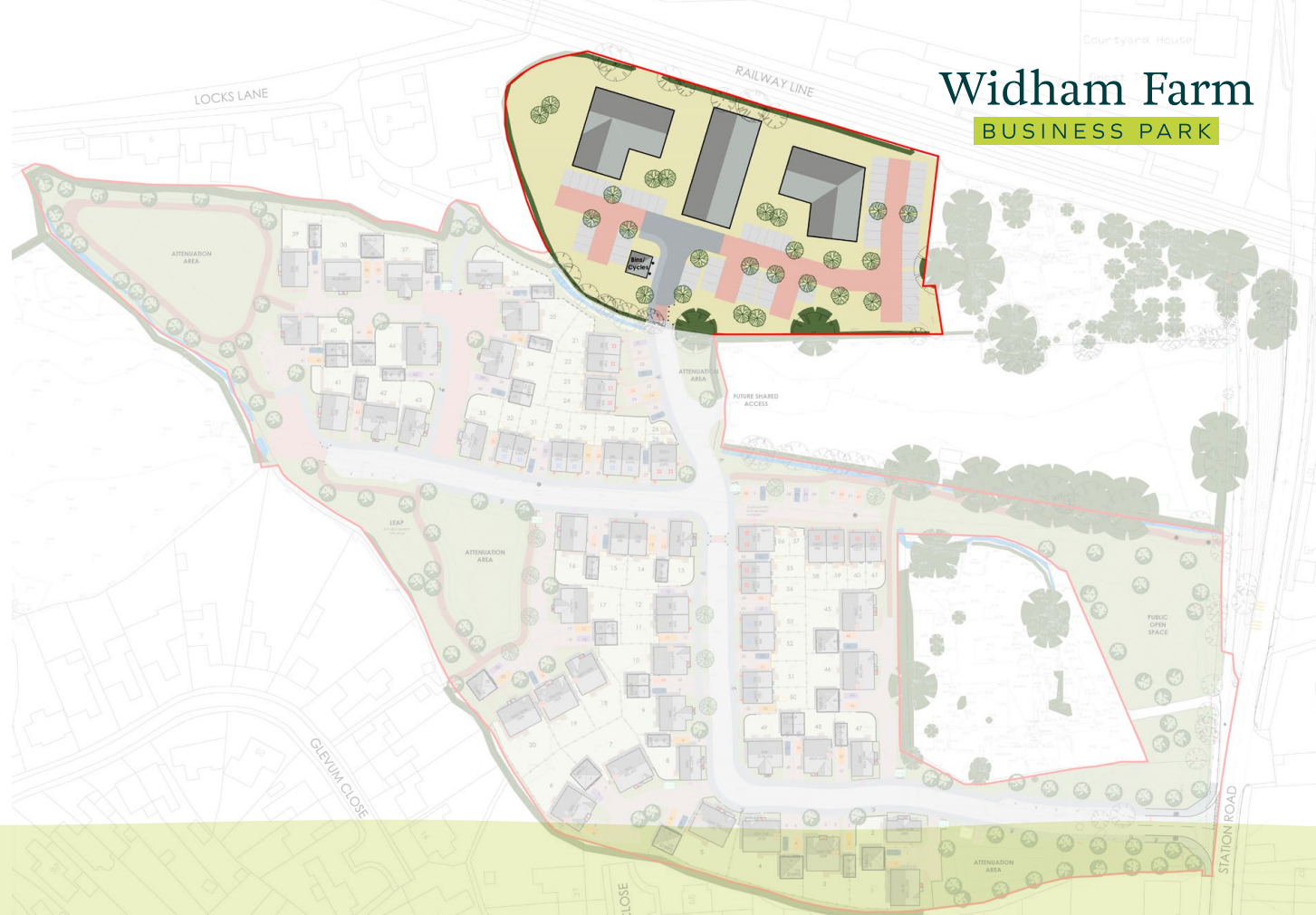
Detailed plans for the employment area are yet to be submitted to the Local Planning Authority and therefore opportunities arise for occupiers to dictate what development they require subject to the limitations set out in the overall planning permission already granted.

**Interested parties are encouraged to make contact with the sole selling agents to discuss their requirements in further detail.**

# Planning

**The wider development has secured planning consent for the construction of 61 residential dwellings together with a separate area for employment land under Class E totalling 1.78 acres (0.72ha).**

The planning consent was granted on 20 November 2024 by Wiltshire Council and the reference number is PL/2021/06918.



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## USES

The proposed development is limited to needing to fulfil the requirements of various sub-sections within Class E of the Use Classes Order 1987. The use classes are restricted under conditions 22. These are E(c)(i), (ii); E(e); or E(g)(i) which include: financial or professional services principally to visiting members of the public; medical/health services except the use of premises attached to the residence of the consultant/practitioner; and/or offices to carry out any operational or administrative functions.

## SIZE

Any proposed development must be no smaller than 750 sq ft (69.7 sq m) and no larger than 20,000 sq ft (1,858 sq m) per unit.

## HEIGHT

Any proposed development must be single storey in nature.

# Terms

The site is available for sale on a freehold basis with vacant possession. A small estate service charge will be levied for the future maintenance of the roads and landscaping off Station Road.

**Offers in the region of £900,000 plus VAT are invited.**

Consideration will be given to the grant of new lease(s) of commercial premises and therefore further discussions via the sole agents are invited.

## Further Information

Widham Farm Business Park forms part of a wider development site and access must be arranged prior to any visit. No unaccompanied site inspections are permitted.

For further information, or to discuss your enquiry, please contact the sole agents.



**James Gregory**  
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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.  
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