Castledown Business Park, Tidworth Road, Ludgershall, SP11 9FA

Employment Land

27.23 acres

(11.02 ha)

For Sale

On the Instructions of Wiltshire Council

Offers by Informal Tender by 7 June 2022



01722 337577

www.myddeltonmajor.co.uk

LOCATION
Ludgershall is located 2 miles east of the Garrison town of Tidworth, 6 miles from Andover and 16 miles north east of Salisbury.

SITUATION
The site occupies a prominent location to the west of Ludgershall town centre. It has good road links having direct access to the A3026 leading to the A342 Devizes (29 miles) to Andover (6 miles) road and being 6 miles north of the A303.

DESCRIPTION
The land extends to 27.23 acres (11.02 ha) with frontage to Tidworth Road (A3026). The site has two access points to the east and west of the site directly onto Tidworth Road. The site has two phases of development undertaken to date being Fitz Gilbert Court in 2008 and Brydges Court in 2014.

TENURE
Freehold.

METHOD OF SALE
The site is offered for sale by informal tender.

Offers can be made on a conditional or unconditional basis and for whole of the site or part.

Offers to be submitted by midday (12 noon) on Tuesday 7 June 2022. For a bid submission form please contact us for access to the dataroom, where this can be downloaded.

The vendors are not obliged to accept the highest or indeed any offer. In the event of an offer being subject to planning for development, full details should be provided. They reserve the right to negotiate with preferred bidders, where alternative uses are proposed, which are considered not to have a detrimental impact in planning terms.

Please note the vendor would be prepared to consider offers on a long lease (250 years) with geared round rent.

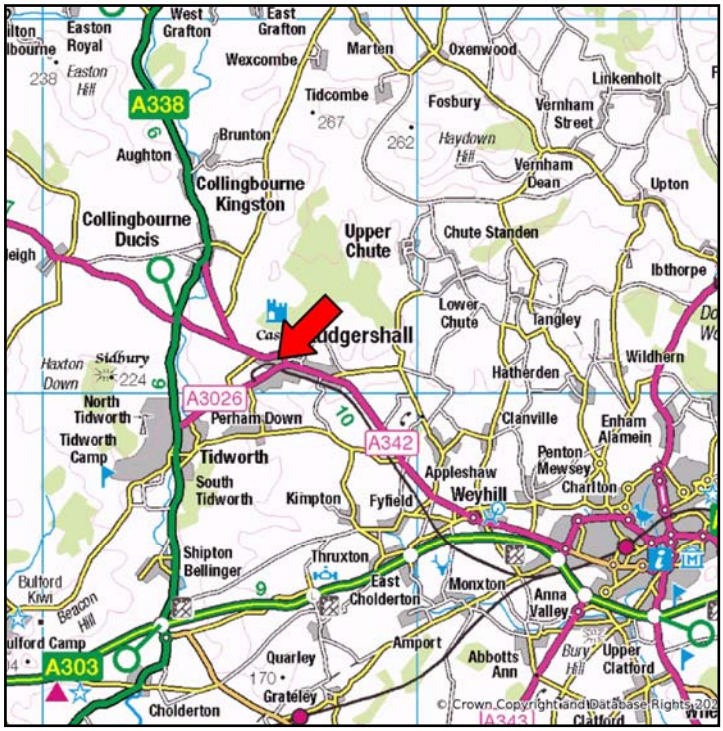
PRICE
Offers by Informal Tender.

OVERAGE/CLAWBACK
Uses other than B1, B2 and B8 will be subject to a clawback provision based on a percentage of the increase in land value for a period of years to be agreed. Details of the clawback clause to be agreed.

INFORMATION PACK
An information pack containing relevant planning, technical and legal information is available upon request from the agents.

https://www.dropbox.com/sh/bkshl88ddra8t58/AADT7Mvm7I59thwQTEoSS7Tsa?dl=0

Prospective purchases should note that the vendor will expect that they have obtained and carefully considered the contents of the information pack prior to submitting their offer.



VAT
Price subject to VAT.

PLANNING
The land is allocated as employment land within the Wiltshire Core Strategy for development for employment purposes (B1, B2 & B8 class uses). A planning statement is attached within the information pack. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN. Tel: 01225 776655.

MONEY LAUNDERING REGULATIONS
Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

VIEWING
Strictly by appointment only.

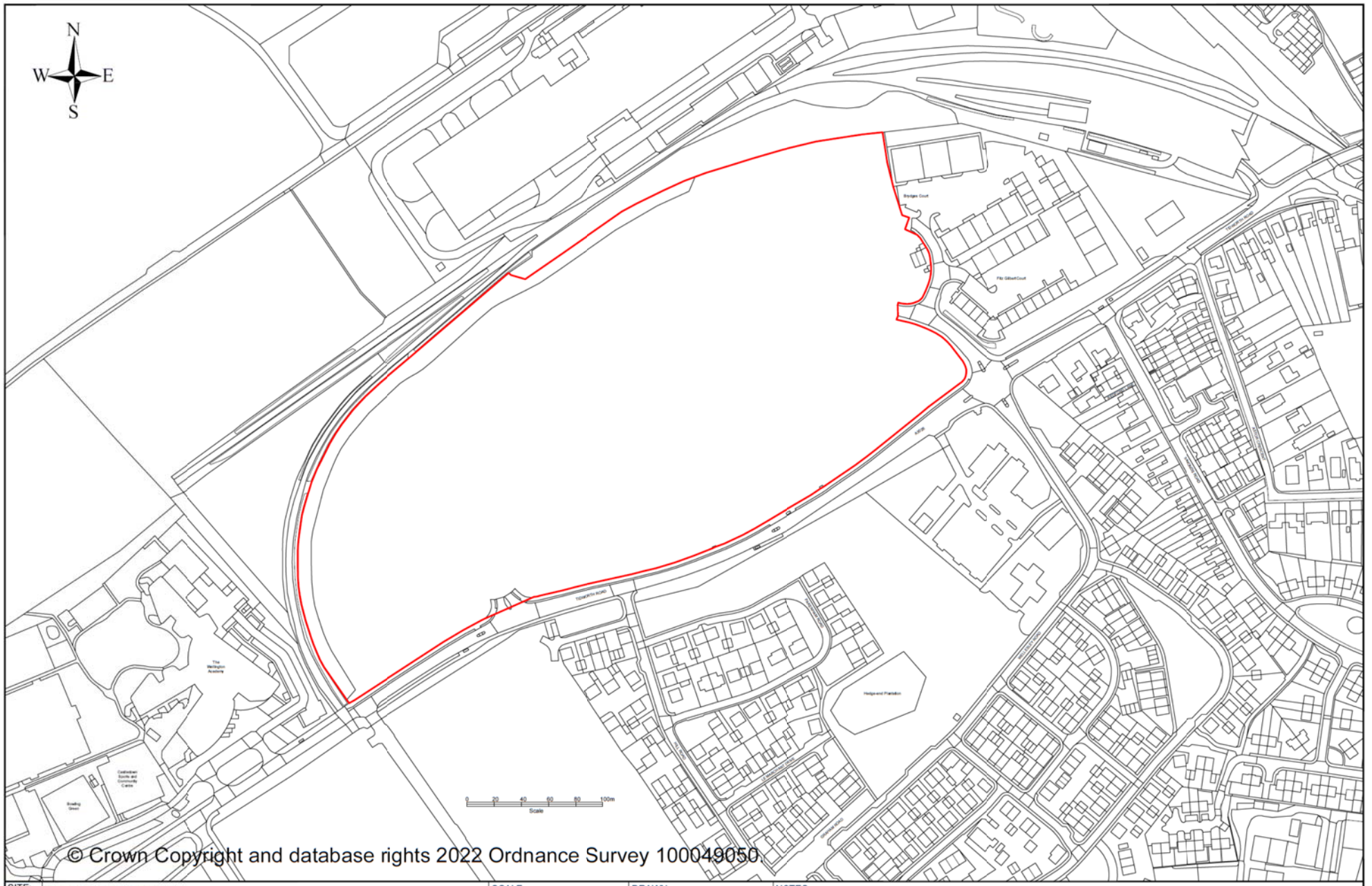
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CODE FOR LEASING BUSINESS PREMISES
As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

DISCLAIMER
Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

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www.myddeltonmajor.co.uk

The Property Ombudsman
RICS



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SITE:	Ludgershall Castledown Business Park Location Plan	SCALE: 1:2500 @A3	DRAWN: PFS	NOTES:
		DATE: April 2022	CAD REF:	

Wiltshire Council




CASTLEDOWN
BUSINESS PARK
Brand New
Business Units

