



**Lambert  
Smith  
Hampton**

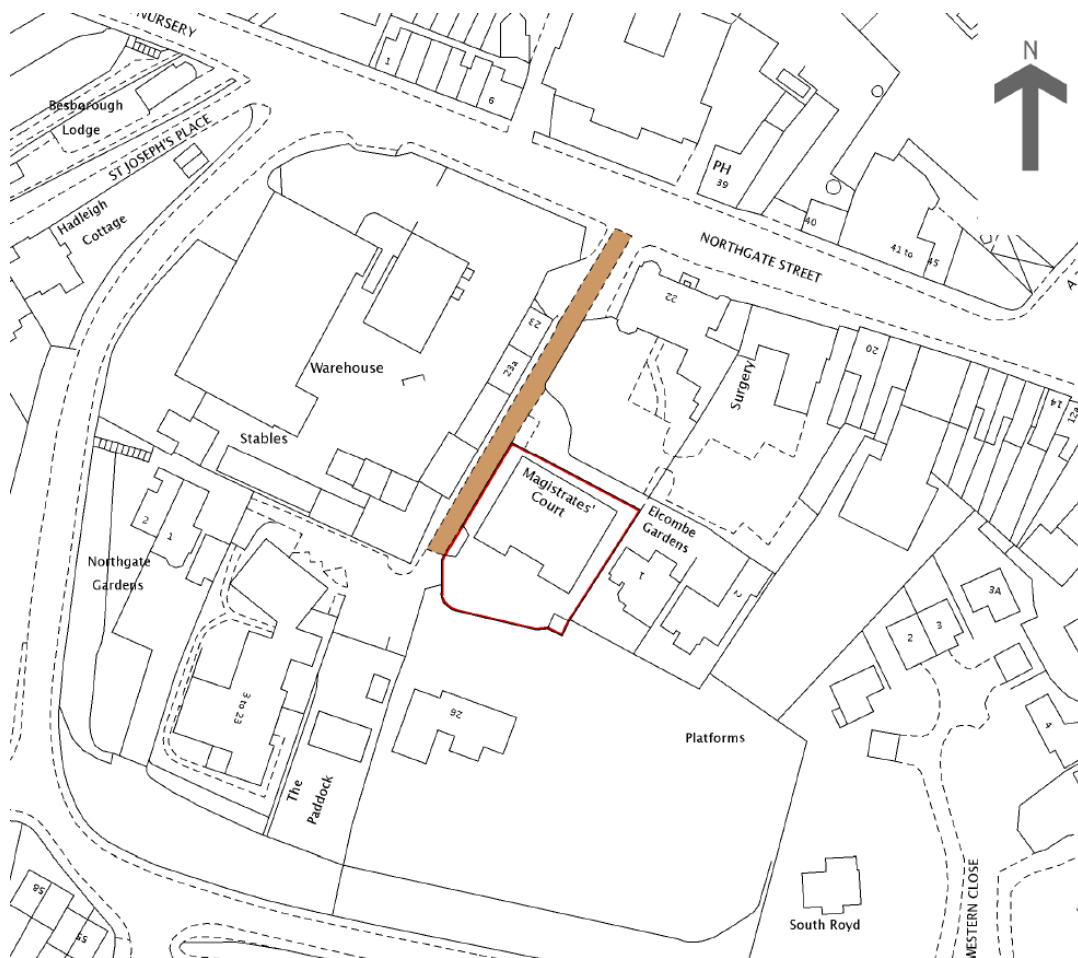
0117 926 6666  
www.lsh.co.uk

# For Sale

## Development Land

# Opportunity to Acquire Town Centre Development Site STP

**Former Magistrates Court, Northgate Street, Devizes, Wiltshire, SN10 1JT**



- 0.26 Acres (0.12 Ha)
- Town centre site
- Predominantly residential area
- May be suitable for development subject to planning and consents

**Lambert Smith Hampton**

1st Floor, Tower Wharf, Cheese Lane, Bristol BS2 0JJ T +44 (0)117 926 6666

# Former Magistrates Court, Northgate Street, Devizes, Wiltshire, SN10 1JT

## Location



Devizes is a market town and civil parish in the heart of Wiltshire. The town is approximately 10.5 miles southeast of Chippenham and 11 miles north-east of the county town of Trowbridge. It is approximately 15 miles south of the M4 motorway.

## Description

The subject site comprises an enclosed, oblong shaped parcel of land with part gravel and tarmac surface which was formerly the site of pre-fabricated accommodation used as the Devizes Magistrates Court.

There is a small detached building in the south-eastern corner of the site, which is curtilage listed. The majority of the site is contained within a brick wall, which is also curtilage listed, and part close-boarded wooden fence.

- Town centre location
- Close to amenities
- May be suitable for development subject to planning and consents

There is a lease of the tarmac car park area to a nearby occupier. This lease is drawn on flexible terms and can be terminated upon 1 months notice.

## Accommodation

The approximate area of the site, which has been scaled from the Ordnance Survey Plan, is:

Former Magistrates Court	Acres	Hectares
Site	0.26	0.12

## VAT

The building is not elected for VAT therefore VAT will not be payable on the purchase price.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Terms

The property is available freehold and offers are invited on a conditional or unconditional basis.

The property can either be sold with the benefit of the lease of the car park or it can be sold with vacant possession.

## Planning

We understand the site is suitable for a range of development approaches subject to planning permission.

Interested parties are advised to make their own enquiries with the local planning authority.

## Information Pack

A brief information pack, including title documents, is available from the agents upon request.

## Guide Price

Offers are invited in excess of £275,000.

## Viewing and Further Information

Further information is available by contacting the sole agents:

**Roxine Foster**  
Lambert Smith Hampton  
**0117 914 2011**  
**07834 626024**  
rfoster@lsh.co.uk

**Peter Musgrove**  
Lambert Smith Hampton  
**0117 914 2013**  
**07841 684906**  
pmusgrove@lsh.co.uk

May 2017

**Lambert  
Smith  
Hampton**

**0117 926 6666**  
www.lsh.co.uk

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.