



C J H
L A N D

DEVELOPMENT & LAND AGENCY

FOR SALE

**Green Field
Development Opportunity.**

**Biss Barn
West Ashton Road
Trowbridge
Wiltshire, BA14 6DQ**

THE PROPERTY

The site extends to approximately 1.9 acres (0.78 ha). The topography of the property is flat and grassed and regular in shape.

There are residential properties located to the north. Open farm land is to the east and south. The West Ashton Road runs along the western boundary and will provide vehicular access.

LOCATION

The property is located just to the south east of Trowbridge on the north east side of the West Ashton Road. The village of West Ashton is a short distance to the south east.

Trowbridge is the County Town of Wiltshire and offers a wide range of shops, services and facilities. The train station sits on the Wessex main line and offers regular services to Bristol and Bath to the west and London to the east.

PLANNING

The site currently has no planning status, however it is surrounded by the mixed use urban extension known as Ashton Park which has a resolution to grant an outline planning permission for 2500 residential units, employment land, 2 primary schools and a secondary school. The secondary school is currently identified on the other side of West Ashton Road from the property on the masterplan.

METHOD OF SALE

The freehold of the property is offered for sale on a Subject to Planning or Unconditional basis. All offers should be submitted in writing to the offices of CJH Land Ltd or by email.

VIEWING

Viewings are strictly by appointment only. Please contact Matthew Hiles at CJH Land to make an appointment.

matthew@cjhland.co.uk
01275 463588 / 07770 560756



DISCLAIMER CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that:

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property. 214620. 03/21.



