

TADPOLE GARDEN VILLAGE, TADPOLE LANE, SWINDON SN26 8DZ



INDICATIVE PHOTOGRAPH ONLY

PUBLIC HOUSE DEVELOPMENT SITE

0.51 HECTARES (1.25 ACRES)

PROMINENT GATEWAY SITE LOCATION

OVERLOOKING THE PLAYING FIELDS AND LAGOON

1,700 NEW HOUSES TO BE BUILT

Location

Tadpole Garden Village is a new innovative development now underway just to the north of Swindon. The principle access to it is via Tadpole Lane from the A419, or from north Swindon via Thamesdown Drive. The plot is approximately 6.6 miles from the town centre.

Please see the attached location plan.

Description

We have available a 0.51 hectares (1.25 acre) site for a public house development at the entrance to Tadpole Garden Village. The Development is now under construction and will eventually comprise 1,700 homes, to include a primary school, retail and convenience facilities and a large area of public open space and community facilities.

Adjoining the public house site is a further plot of 0.26 hectares (0.64 acres) which will have a community building constructed on it.

The public house will overlook large areas of open public space, cricket pitch and playing facilities and a lagoon area.

The housing development is now underway and all the main road infrastructure is in place.

The Plot

Attached to the details is a plan outlining the plot in red.

Tenure

The site is to be sold freehold with vacant possession.

Design Brief

The public house is to comprise approximately 604 m² with 80 car parking spaces. It is considered reconstituted stone is appropriate and the building form should be traditional with a contemporary detailing. Adjoining the development plot there is intended to be a community building of approximately 700 m² built. The two uses should be integrated as a single complex and there should be similar architectural approaches to both buildings, or it can form a single complex.

Guide Price

£800,000, plus VAT.

Viewing

Viewing and further information is strictly by prior appointment through the sole agents:

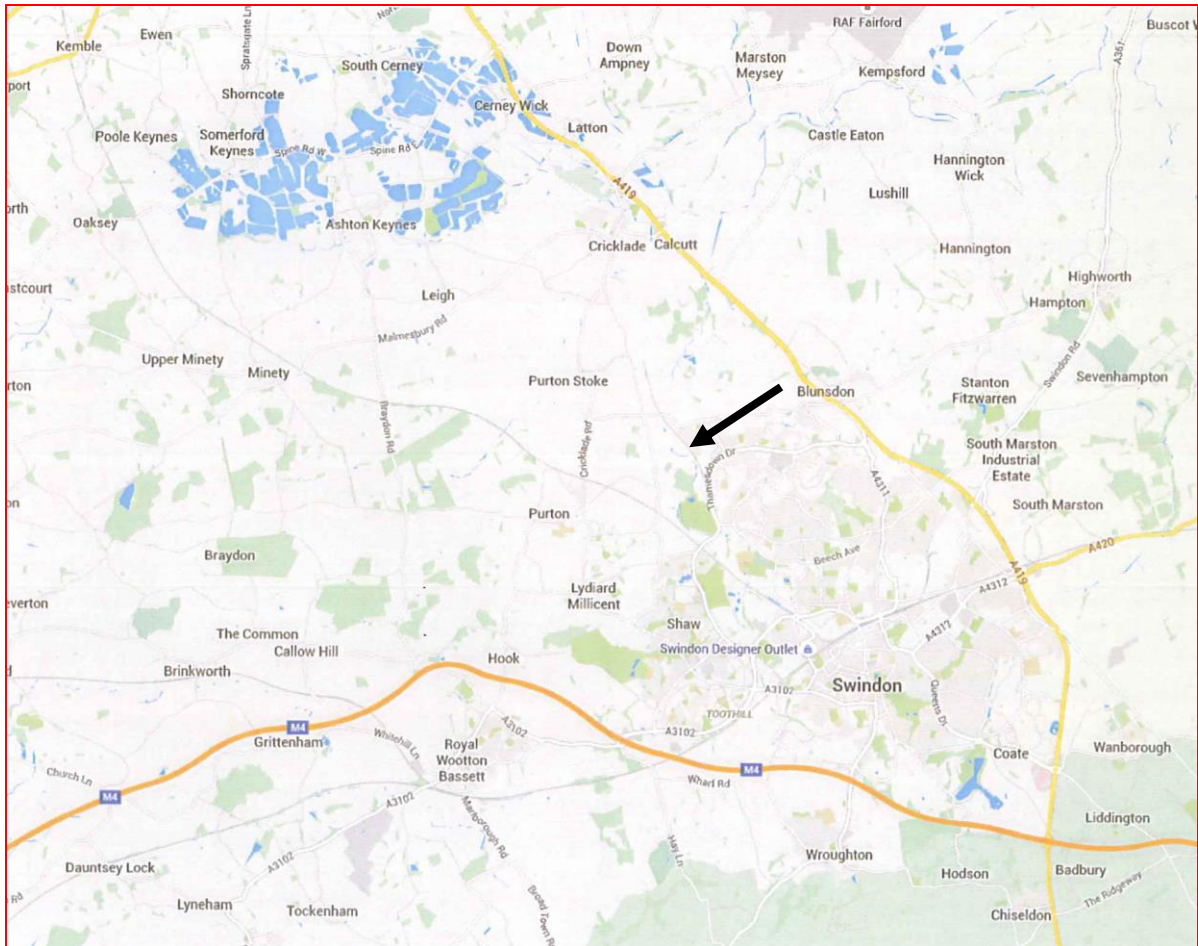
Paul Whitmarsh MRICS

Whitmarsh Lockhart, 5 Stanton Court, Stirling Road, South Marston Park, Swindon, SN3 4YH

Tel: 01793 541000

E-mail: paul@whitmarshlockhart.com

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Paul Whitmarsh MRICS
Partner



James Lockhart FRICS
Partner



Chris Brooks BSc (Hons)
Surveyor



Chris Jones MSc
Surveyor