

High Street, Figheldean, Amesbury, SP4 8JT

Former School with Potential for a Range of Uses
(Subject to Planning Consent)

1647 sq ft (153.01 sq m)

On a site of 0.71 acres (0.287 ha)

For Sale or To Let



LOCATION

Figheldean is a historic village situated on the southern edge of Salisbury Plain. The village's history predates the Domesday Book in which it is mentioned. The village lies alongside the River Avon and part is now a Conservation Area.

Salisbury is approximately 10 miles to the south and Amesbury and the A303 4 miles.

Rail communications are provided by Railway Stations with frequent services to London at are at Grateley (80 minutes approx. to Waterloo), at Pewsey (70 minutes approx. to Paddington) and Salisbury (90 minutes approx. to Waterloo). Road communications are well served to London via A303 (M3) (88 miles), which is 4 miles to the south.

SITUATION

The property lies on the southern edge of the village adjoining established residential development. The Figheldean Social Club is on the opposite side of the road.

DESCRIPTION

The property comprises a former primary school, occupying a site of approximately 0.71 acres (0.287 ha). The original building dates back to 1885 and is of brick construction under part pitched slate roof/part flat felt roof. The building is arranged to provide classrooms, offices and WC facilities. In addition, there are a number of temporary classroom buildings.

The front portion of the site is laid to tarmac, the remainder is grass.

TENURE

Freehold or New Lease.

PRICE

On application.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

On application.

METHOD OF SALE

Private treaty, unless otherwise advised.

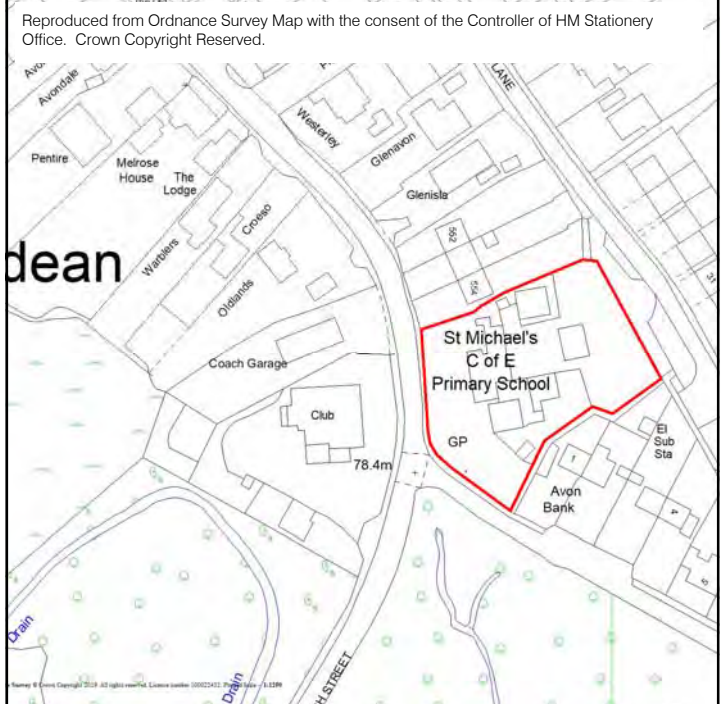
VAT

Price exclusive of VAT (if applied).

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



PLANNING

The site has an established use for as a school within Class D1. It would therefore be suitable for a range of other uses that fall within Class D1, including nursery school/creche, clinic, place of public worship or as a public hall. Subject to planning consent, the property may also be suitable for employment use within Class B, for use in tourism or a leisure use. Interested parties should satisfy themselves as to the suitability of their proposed use.

All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

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.

ENERGY PERFORMANCE

To be confirmed.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18900

CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

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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