

Fugglestone Red Local Centre

Devizes Road, Salisbury, SP2 9FT



Key Highlights

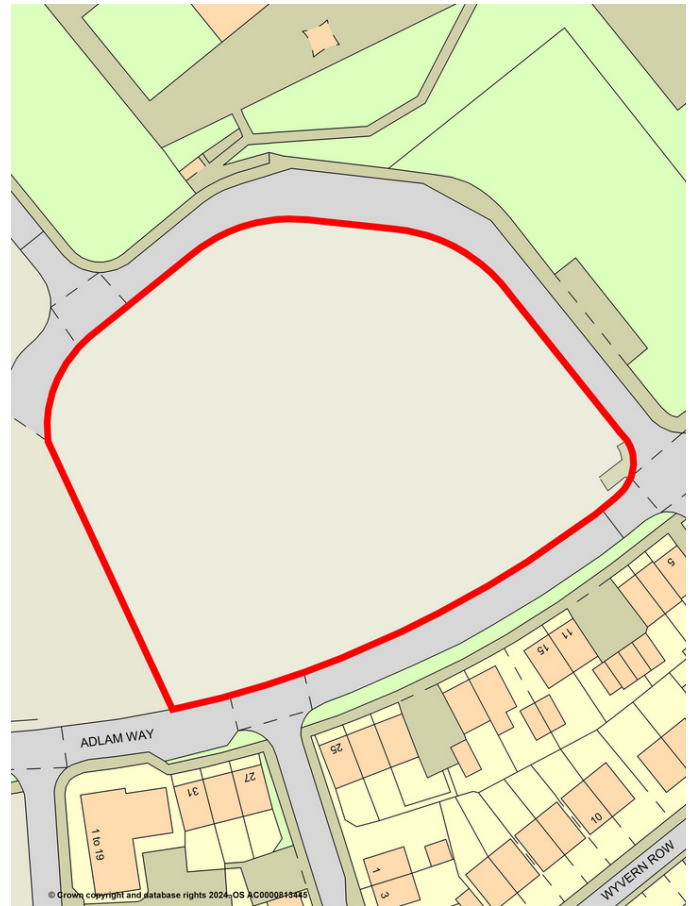
- Site area of 1.4 acres (0.57 ha).
- Flexible commercial uses include a combination of retail spaces, a convenience store, a public house, a medical facility, and a component of residential units within a large-scale residential scheme.
- Development opportunity for various uses (STP).
- Freehold offers invited on a unconditional and conditional basis - Bid deadline **5pm 23 Feb 2024**.

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Indicative Plan

Executive Summary

Situated in Salisbury's growing Fugglestone Red area, this 1.4-acre (0.57 ha) local centre site forms part of a significant residential project with 1,250 units proposed/built. Communications are excellent with the A360, A30, A345 and A36 all within 2km of the site. It represents a prime development opportunity, offering a mix of retail, a public house, a medical facility alongside residential and essential infrastructure in a location poised for substantial growth.

Situation

Fugglestone Red is an emerging residential area on the edge of Salisbury, a city known for its medieval history and the famous Salisbury Cathedral. The 1.4-acre site is central to the Fugglestone Red housing project, which includes 1,250 planned/developed units.

Salisbury is located near major roads like the A30, about 20 miles from Shaftesbury. It's a city that combines historical significance with the conveniences of modern infrastructure. Fugglestone Red is primarily flat, which has allowed for its development, making it an accessible area for new housing and commercial opportunities.

The demographics here reflect Salisbury's traditional character alongside the fresh energy of new housing developments. With a steady population that values history and modern conveniences, the area is expected to consistently demand new services and retail options, positioning this commercial site as a practical choice for business ventures.

Salisbury's economy is supported by its status as a regional centre for commerce and the arts, attracting visitors and supporting a stable job market. As Fugglestone Red is part of Salisbury, the area is likely to share in the city's stable economic environment and demographic diversity, representing a solid opportunity for development and investment.

Tenure

Freehold with vacant possession. The vendor currently has their site compound on the subject site. This will need to stay in place until March 2025. Any completion prior to this date will require the successful purchaser to provide the vendor with a 'licence to occupy' for the compound until this date.

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Description

The commercial site spans 1.4 acres and forms the cornerstone of the local centre, integral to a 1,250-unit residential scheme. Zoned for diverse commercial activities, it offers outline approval for a 550 sq m Tesco convenience store, 600 sq m of additional retail (Classes A1-A5), a public house (Class A4), a medical facility (Class D1), and up to 40% of the floor space dedicated to residential units. Service infrastructure is ready, with substantial electricity and gas capacities secured.

Planning

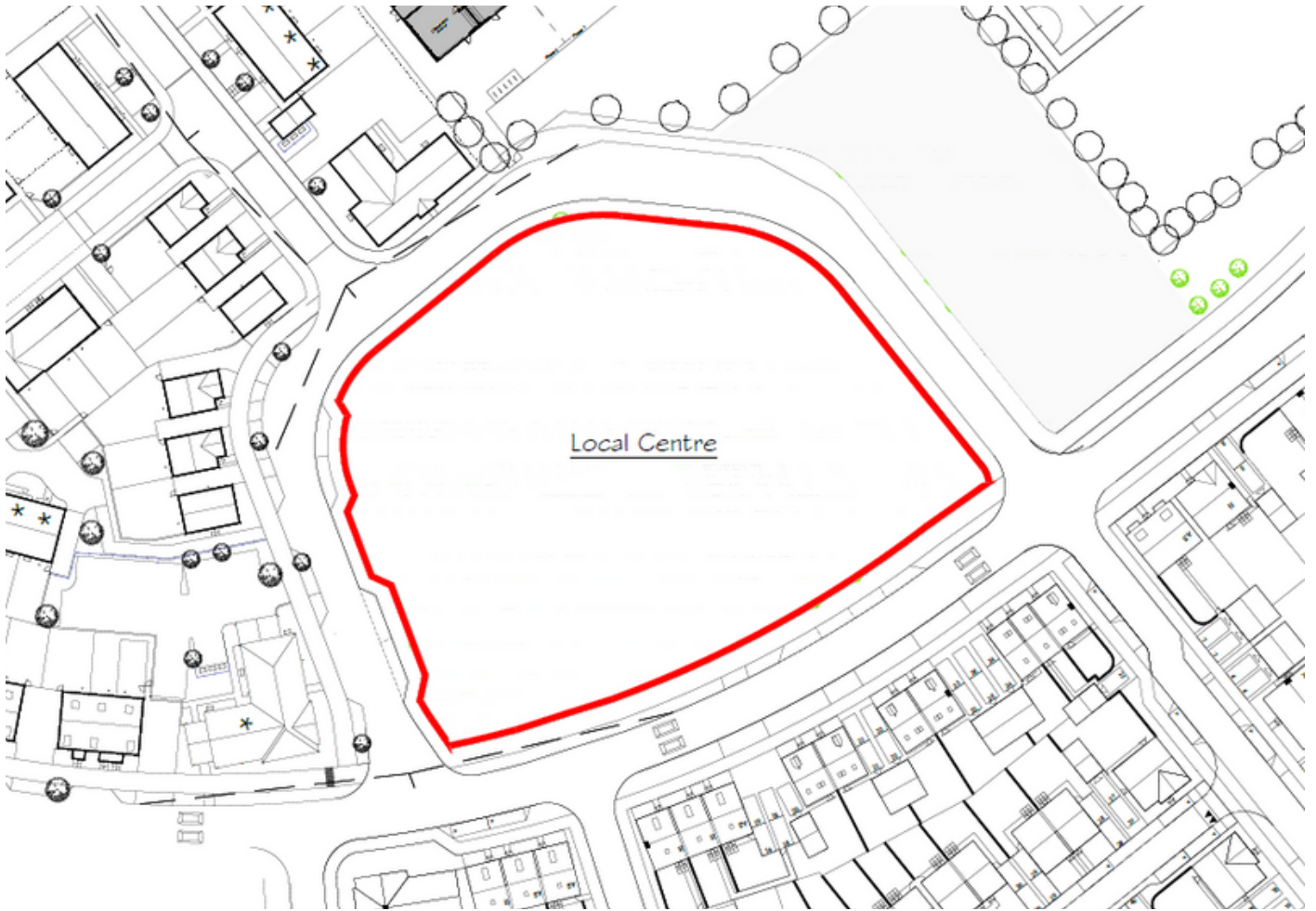
Under planning reference S/2012/0814, the Fugglestone Red project is approved for mixed-use development, including up to 1,250 homes, employment zones, a local centre, community facilities, a school, and public spaces. The local centre, integral to this plan, is designated for varied uses: a convenience store (pre let to Tesco and excluded from the sale) up to 550 sq m (Class A1), additional retail spaces totalling 600 sq m (Classes A1-A5), a pub (Class A4), and a medical facility (Class D1). Residential units are capped at 40% of the local centre's floor space. This planning strategy balances residential living with key amenities and services, shaping a vibrant community hub.

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The red demise delineates the site being sold.

Services

Electricity capacity of 438 KVA is secured for the site. Gas secured for 656 kW/h. Any further loadings will be for the successful purchaser to secure.

Price

Offers invited unconditionally and subject to planning. Bid deadline for all offers is **5pm Friday 23 February 2024**.

EPC

The site is currently vacant and therefore an EPC not applicable.

Local Authority

Wiltshire Council – www.wiltshire.gov.uk

VAT

The sale price is exclusive of any VAT which, if applicable, will be in addition at the appropriate rate.

Viewing

External viewings are advised in the first instance. A more formal viewing can be arranged by appointment with Savills.

AML

In accordance with anti-money laundering regulations, the successful purchaser will be required to provide identification documents upon request and without delay.

Contact

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