

**WATLING**  
REAL ESTATE



# 26 FORE STREET, TROWBRIDGE, BA14 8EW

Freehold residential redevelopment opportunity

# DEVELOPMENT HIGHLIGHTS

- ▶ Town centre residential redevelopment opportunity
- ▶ Planning consent previously granted for conversion to 24 flats and commercial unit
- ▶ Substantial property in prominent position
- ▶ Proximate to The Shires Shopping Centre and prime retail pitch
- ▶ Within walking distance of Trowbridge Railway Station
- ▶ Trowbridge is the county town of Wiltshire providing a range of amenities and services for the region

OFFERS IN THE ORDER OF

£1,000,000

INVITED FOR THE FREEHOLD INTEREST



# LOCATION

Trowbridge is the County Town of Wiltshire, situated 3 miles south-east of Bradford-on-Avon, 8 miles south-east of Bath and 21 miles south-east of Bristol.

The A350 runs to the east of the town, providing direct access to Junction 17 of the M4 to the north. Trowbridge train station, on the edge of the town centre, is situated on the Wessex Main Line and provides direct services to principal localities within the south-west, including Cardiff, Bristol and Bath. Westbury, which is approximately 5 miles to the south, provides direct train services into London.

The property is situated within Trowbridge Town Centre, a short distance from the entrance to The Shires Shopping Centre. The property's principal frontage is onto Castle Street, with the adjoining Red Hat Lane providing access to the pedestrianised Fore Street.

Trowbridge town centre provides a variety of independent shops, high street brands, a diverse choice of cafes, pubs and restaurants and a cinema within the modern St Stephen's Place development.





The Civic

St Stephen's Place Leisure Park

County Hall

The Gateway

Town Park

ASDA Superstore

The Shires Shopping Centre

The Property

Train Station

# CONNECTIVITY



**The Shires Shopping Centre**

1 min

**St Stephen's Leisure Park**

4 mins

**Trowbridge Town Park**

4 mins

**Sainsburys & Asda Superstores**

4 mins



**Bath Spa**

18 mins

**Bristol Temple Meads**

32 mins

**Southampton**

67 mins

**Cardiff Central**

86 mins

**Weymouth**

97 mins



**Westbury Rail Station**

12 mins

**M4**

35 mins

**M5**

40 mins

**Bristol Airport**

60 mins

# THE PROPERTY

The property comprises a substantial 5 storey premises which previously formed part of the HJ Knee Department Store.

The property provides largely open-plan floor plates which have been stripped back to shell condition in readiness for redevelopment / conversion works.

Externally, there is a loading / parking area off Castle Street.

The property secured planning consent for conversion to 24 flats and ground floor commercial unit in 2022.

We understand the property provides the following gross internal areas:

FLOOR	SQ.M.	SQ.FT.
Ground	482.24	5,191
First	488.31	5,256
Second	378.90	4,078
Third	378.22	4,071
Fourth	235.08	2,530
Total	1,962.75	21,126



# PLANNING

Planning consent was granted subject to conditions in February 2022 under reference 21/01148/FUL for:

*'Change of use from retail (Class E) to 24 residential flats on all 5 floors comprising of 9 x 1 beds and 15 x 2 beds (Class C3) and part retention on ground floor as Commercial (Class E), along with extensions and external alterations.'*

The consent is subject to 9 conditions. The single pre-commencement condition has been discharged.

The consent is also subject to:

- A CIL liability of £146,137.46. An initial instalment of £43,841.24 has been paid to date.
- Section 106 contributions of £200,166.

There is no affordable housing requirement within the proposed scheme.

Further details, including the approved plans, are contained within the Marketing Pack.

The vendor has applied for a lawful development certificate to confirm the permission remains extant.

Interested parties are to rely on their own enquiries with Wiltshire Council.





# FURTHER INFORMATION

## TENURE

Freehold (title no. WT435892).

## EPC

C (58).

## VAT

Prices quoted exclusive of VAT. HMRC have confirmed that the property has been opted to tax.

## SERVICES

None have been tested. Interested parties are to rely on their own enquiries.

## COSTS

Each party to bear their own costs incurred in the transaction.

## OFFERS

Offers invited in the order of £1 million for the freehold interest.

## VIEWINGS

Strictly by appointment with Watling Real Estate.

## MARKETING PACK

A copy is available upon request.

## SALE BY RECEIVERS

The property is offered for sale on behalf of the Joint LPA Receivers ('the Receivers'). The Receivers offer no title or collateral warranties associated with this property or transaction. The Receivers act without personal liability.

# CONTACTS

**BEN HOLYHEAD**

**T: +44 (0) 7880 137 654**

**ben.holyhead@watling.com**

**CHRIS DAVIES**

**T: +44 (0) 7949 375 722**

**chris.davies@watling.com**

**WATLING**  
REAL ESTATE

**April 2025**  
**Subject to Contract**  
**Property Reference: 223094**

## DISCLAIMER

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.

Watling Real Estate Limited registered in England and Wales number 12274226. Registered office, 60 Cannon Street, London, EC4N 6NP