



FOR SALE (May Lease)

Commercial Development Land

Sillars Green, Malmesbury, Wiltshire SN16 9JR

Commercial Development Land – approx. 1.959 acres (0.793 hectares)

Location

Malmesbury is a north Wiltshire market town situated to the west of the A429 roughly midway between Junction 17 of the M4 to the south (8 miles) with Chippenham a further 3 miles to the south and Cirencester which is approximately 11 miles to the northeast.

The nearest railway station offering mainline regular journeys to Swindon, London, Bristol and Birmingham is situated at Kemble (8 miles to the north).

Malmesbury offers a wide variety of retail and leisure facilities in the town centre which is just half a mile to the south.

On the edge of town are Waitrose and Aldi supermarkets. The subject land which is offered for sale is situated on Sillars Green between Persimmon Homes Regional Headquarters and part of the Dyson Campus.

M4 – J17



8 miles south

A429



1 mile east

Malmesbury



0.5 mile

Kemble



8 miles



Accommodation

Description

The subject Property for sale is a flat broadly square plot of land situated between two of Malmesbury's largest employers, Dyson and Persimmon. There is extensive residential development taking place in the immediate vicinity with approximately 500 new dwellings either recently constructed or under construction.

There is a bellmouth entrance already created directly off Sillars Green and at the midpoint of the Land. There is a wooden post and rail fence with a vehicular gate to the roadside. The Site is currently grassed with a variety of trees and vegetation to the other three boundaries.

We consider this greenfield site is suitable for a wide variety of uses including a carehome, offices, business units, leisure, retail or healthcare subject to planning.

Services

We are advised that all main services are connected to the Sillars Green road running directly to the front of the Property.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Acres	Hectares
Overall site area	1.959	0.793
TOTAL	1.959	0.793

Planning | Rates | EPC | Terms

Planning

The Site was allocated as a Principal Employment Area in Wiltshire Council's previous Local Plan. We anticipate this being the same within the new Local Plan which is currently under review.

We consider that the Property is suitable for a wide variety of commercial uses but interested parties should make their own enquiries to the Planning Department of Wiltshire Council.

Tel: 0300 456 0100 www.wiltshire.gov.uk

Please note that the Vendor will prohibit any development for Class C3 (residential use).

Business Rates

There is no Rateable Value attributed to the Land in its current condition.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Tenure

The Land is available For Sale on a freehold basis with vacant possession.

Consideration will be given to the grant of a new lease of the Land or a Completed Building and further details can be discussed with the Sole Agents.

Purchase Price

The property is offered For Sale and offers in excess of £1,200,000 are sought.

Legal Costs

The Purchaser is to be responsible for the Vendor's reasonable legal costs incurred in any transaction.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price or the rent. We recommend that prospective purchasers or tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful party will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.





