

# Lot 20, 37 and 37a Church Street, Amesbury,

Wiltshire SP4 7EU

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 20, 37 and 37a Church Street, Amesbury,

## Wiltshire SP4 7EU

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

### Property Information

#### Freehold Commercial, Residential and Development Opportunity

- Comprises former funeral parlour, separately-accessed two-bed apartment, rear barn and double garage
- Site area approximately 0.27 acres
- Residential, Development and Change of Use Opportunities (subject to consents)
- VAT not applicable
- Established residential and commercial location close to Stonehenge

#### Lot

20

#### Auction

9th May 2024

#### Vacant Possession

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

On the Instructions of Dignity  
Funeral Directors

#### Location

- Miles** 8 miles north of Salisbury, 30 miles north-east of Southampton, 35 miles south-east of Bath
- Roads** A345, A303
- Rail** Gateley Railway Station
- Air** Bournemouth Airport, Bristol Airport

#### Situation

The property is situated on the south side of Church Street, close to Amesbury town centre, in a predominantly residential location. Occupiers in Amesbury include Aldi, Co-op Convenience Store, Boots the Chemist, Domino's and JD Wetherspoon.

#### Tenure

Freehold.

#### Description

The property comprises a former funeral parlour arranged on the ground floor & a separately accessed two-bed apartment on the first and second floors. The property benefits from a large rear yard with parking for about 2 cars, as well as a rear barn and double garage. The property has an approximate site area of 0.11 ha (0.27 acres).

#### VAT

VAT is not applicable to this lot.

#### Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Wiltshire Council. ([www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)) (Phone: 0300 456 0114)

#### Viewings

There will be one accompanied viewing date on Thursday 2nd May from 12:30pm to 2pm. If you would like to inspect, please confirm your attendance with your name and mobile number to [henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

#### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 20, 37 and 37a Church Street, Amesbury,

Wiltshire SP4 7EU

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Commercial/Ancillary	51.66	(556)	VACANT
First/Second	Residential - 2 bed maisonette	70.55	(759)	
Rear Barn	Ancillary	-	-	
Garage (1)	-	-	-	
<b>Total</b>		<b>122.21</b>	<b>(1,315)</b>	

(1) Please note that the garage is currently let to a neighbour on a Tenancy at Will at £600 pa but this agreement will be terminated prior to completion of the sale.

NB: Please note that there is a restriction on funeral use for this property- please see the legal pack for details.

# Lot 20, 37 and 37a Church Street, Amesbury,

Wiltshire SP4 7EU

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 20, 37 and 37a Church Street, Amesbury,

Wiltshire SP4 7EU

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 20, 37 and 37a Church Street, Amesbury,

Wiltshire SP4 7EU

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 20, 37 and 37a Church Street, Amesbury,

Wiltshire SP4 7EU

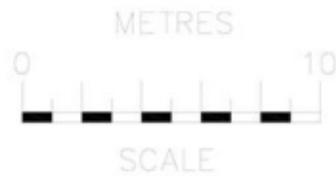
For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 20, 37 and 37a Church Street, Amesbury,

## Wiltshire SP4 7EU

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



 <b>AJ PLANS</b>	OCC, Building A 105 Eade Road London, N4 1TJ  Tel: (020) 8150 1820 email: <a href="mailto:info@ajplans.co.uk">info@ajplans.co.uk</a> web: <a href="http://www.ajplans.co.uk">www.ajplans.co.uk</a>	Project: <b>37 Church St Amesbury                  Salisbury SP4 7EU</b>		Drawing type: <b>EXISTING                  Floor Plans</b>	
		<small>NOTES</small> The contractors are to check all the dimensions, levels, drain runs and general condition of the site before works commence a. immediately of any error omissions or discrepancies.  All works are to be carried out in accordance with current Building Regulations, British Standards, Code of Practice and Local Authority Requirements. Do not scale of from this drawing.		Date: Apr 24*	Scale: 1:200 @ A4
		Dwg. No. CSA.37.EX.01		Drawn by. B.W	

# Lot 20, 37 and 37a Church Street, Amesbury,

Wiltshire SP4 7EU

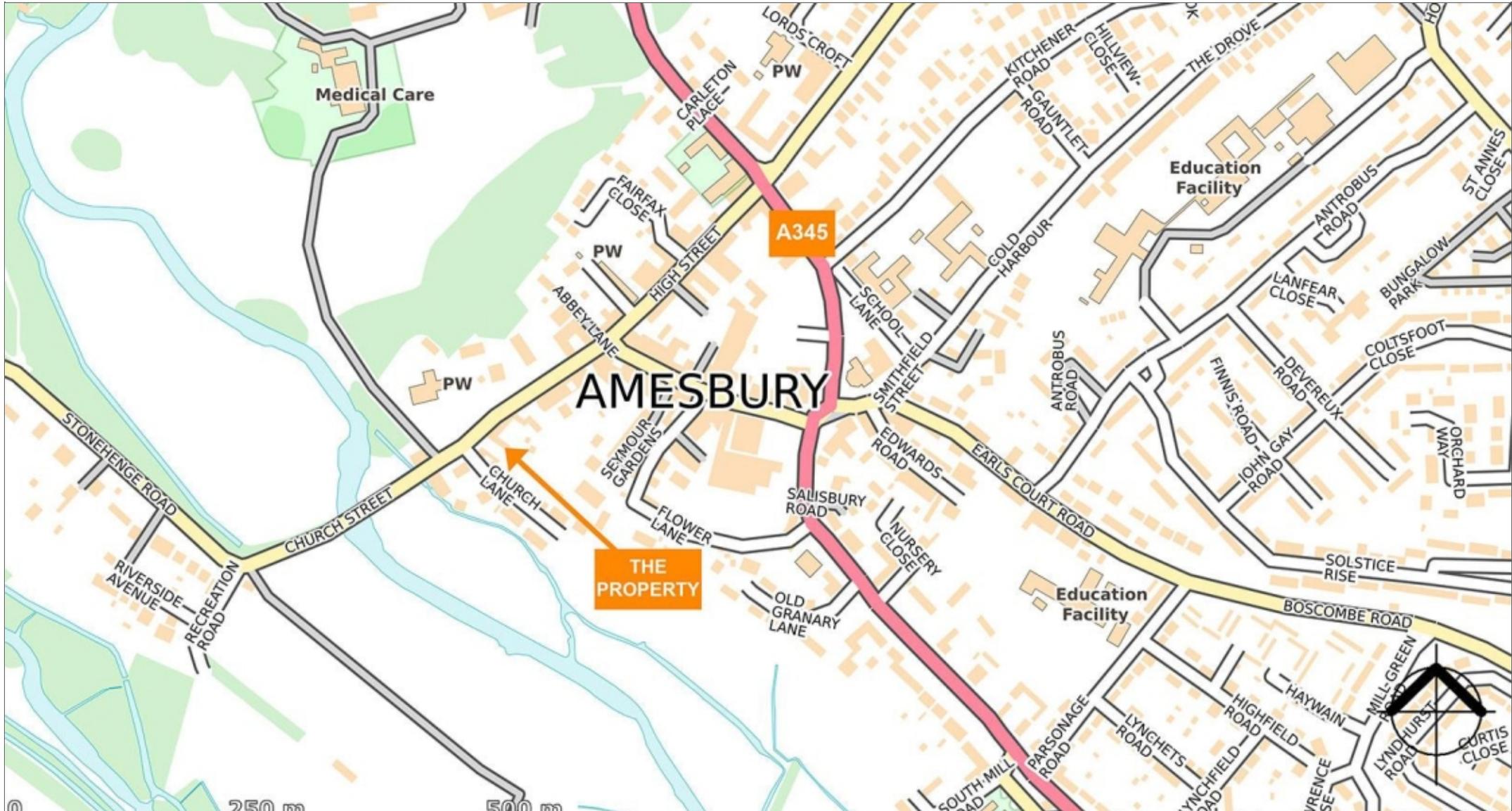
For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 20, 37 and 37a Church Street, Amesbury,

Wiltshire SP4 7EU

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 20, 37 and 37a Church Street, Amesbury,

Wiltshire SP4 7EU

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

## Contacts

### Acuitus

**David Margolis**

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**

+44 (0)20 7034 4860

+44 (0)7876 884 320

[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

**Shoosmiths LLP**

7th Floor, 125 Colmore Row,

Birmingham

B3 3SH

**Beth McArdle**

+44 (0)370 086 4134

[beth.mcardle@shoosmiths.com](mailto:beth.mcardle@shoosmiths.com)

**Harriet Gallot**

+44 (0)370 086 4134

[harriet.gallot@shoosmiths.com](mailto:harriet.gallot@shoosmiths.com)

### Associate Auctioneers



**Fisher German**

Global House

Hindlip Lane

Worcester

WR3 8SB

**Lauren Allcoat**

01905 728449

[lauren.allcoat@fishergerman.co.uk](mailto:lauren.allcoat@fishergerman.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024