





FOR SALE

Residential Development Opportunity

LOCATION

Biss Farm Yard is located on West Ashton Road on the south eastern edge of Trowbridge, Wiltshire. The site occupies a highly accessible position within an established residential and semi-rural setting, immediately adjacent to the Ashton Park Urban Extension.

Trowbridge provides a comprehensive range of retail, leisure and educational facilities and continues to experience significant residential and commercial growth. The town benefits from strong transport connectivity across the South West, with direct access to Bath, Bristol, Chippenham and the M4 corridor. Trowbridge railway station provides services to Bath Spa, Bristol Temple Meads, Southampton and Cardiff, together with onward national rail connections including London Paddington.

SITUATION

The property is positioned within an area that has experienced substantial recent development activity, with the adjoining Ashton Park strategic allocation progressing through implementation. The surrounding environment comprises a mix of newly completed residential development, agricultural land and established rural uses.

The site benefits from its edge-of-settlement location, combining a semi-rural character with access to the infrastructure, amenities and long-term growth associated with the wider urban extension.



DESCRIPTION

Biss Farm Yard comprises a former agricultural yard extending to approximately 1.43 acres across two titles known as WT112673 and WT464835. The site historically accommodated agricultural buildings, hardstanding and access areas, including two principal structures referred to as Barn A and Barn B.

Barn A benefits from Prior Approval consent under Class Q for conversion into three residential dwellings together with associated parking and amenity space. Regulation 77 / Habitats Regulations approval has also been secured.

Barn B does not currently benefit from planning consent but may offer future redevelopment or conversion potential, subject to the necessary consents. Given the low-density nature of the existing scheme and the site's strategic position adjoining the Ashton Park Urban Extension, there may also be scope for a more comprehensive residential development, subject to planning.

PLANNING

The original proposal comprised the conversion of two barns (Barn A and Barn B) to deliver five dwellings. While both buildings were confirmed as structurally sound, the Local Planning Authority advised that Barn B did not meet the requirements of Class Q due to the extent of works required, which were considered to go beyond a conversion and amount to a rebuild. The scheme was therefore amended to exclude Barn B, and the application proceeded on the basis of Barn A only.

Barn A, a more traditional masonry structure, was accepted as capable of conversion with limited intervention. The approved scheme subdivides the building into three residential units, with associated parking and amenity space within the existing farmyard, as shown on the approved plans. The design retains the existing structure with modest alterations consistent with Class Q principles.

Approved applications include:

Application No:	Description	Date	Status
PL/2023/04826	Conversion of barn to 3 dwellings	21/07/2023	Approved
PL/2022/08049	Barn conversion to 3 dwellings (prior approval)	24/10/2022	Approved

CONSENTED ACCOMMODATION

The approved conversion scheme provides three broadly comparable single-storey residential units.

Plot	Type	Approx. Area	Bedrooms
1	Single-storey barn conversion	750 sq ft	3
2	Single-storey barn conversion	750 sq ft	3
3	Single-storey barn conversion	750 sq ft	3

The approved layout provides open plan living accommodation with associated parking and external amenity areas.

ECOLOGY & IMPLEMENTATION

The site lies within the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). Following ecological assessment and consultation with Natural England, Regulation 77 approval was granted, confirming that the approved development can be lawfully implemented subject to compliance with planning conditions and mitigation measures.

A number of planning conditions remain to be discharged prior to commencement

RIGHTS OF WAY & ACCESS

The garage and driveway within title WT464835 are currently utilised by the adjoining Biss Farm.

Prospective purchasers should satisfy themselves regarding all rights of access, easements, covenants and any third-party rights affecting the property.

DEVELOPMENT POTENTIAL

In addition to the consented conversion scheme, the site may offer further medium and longer-term development opportunities subject to securing the necessary planning permissions.

Barn B was previously excluded from the Class Q scheme due to the limitations of permitted development legislation rather than the principle of residential development itself.

Prospective purchasers should undertake their own planning investigations and satisfy themselves regarding future development potential.

TENURE

The property is understood to be held freehold.

Prospective purchasers should rely upon their own investigations and legal enquiries.

SERVICES

Prospective purchasers should satisfy themselves as to the availability, capacity and suitability of all mains services.

VAT

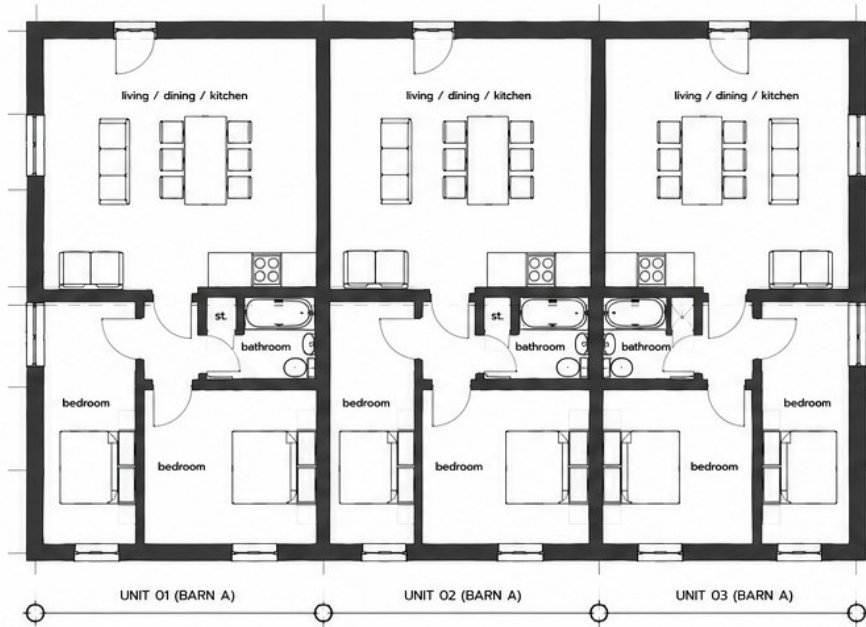
All prices are quoted exclusive of VAT at the prevailing rate.



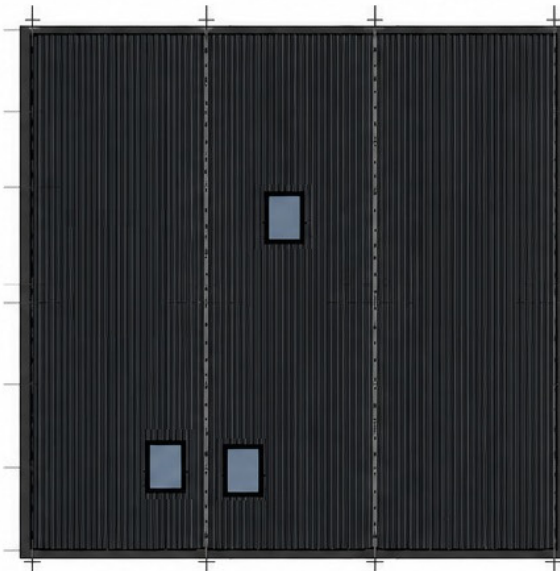
BARN A – PROPOSED

FLOOR PLANS, ROOF PLAN & CGI

SECTION indicative plans only - not a true representation of consented development



PROPOSED GROUND FLOOR PLAN – scale 1:100



PROPOSED ROOF PLAN – scale 1:100

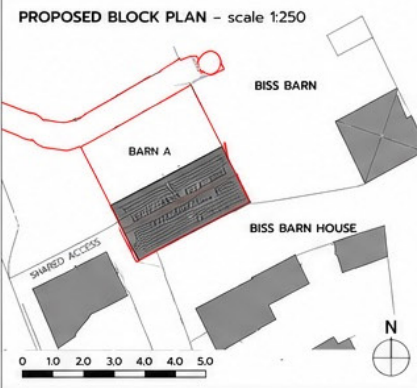
BARN A AREAS	
EXISTING BUILDING GEA	- 235.5sqm
PROPOSED GROUND FLOOR GIA	- 209.3sqm
PROPOSED TOTAL	- 209.3sqm

EXTERNAL MATERIALS SCHEDULE

- ROOF**
Existing corrugated roof sheeting retained where possible. Recoat black. If asbestos-containing, replace with matching corrugated sheeting in black.
- WALLS**
Existing concrete blockwork retained. Repoint as required. Over-rendered and finished light grey.
- WINDOWS & DOORS**
New double glazed windows and doors. Frames: aluminium style, mid-grey finish.
- RAINWATER GOODS**
Replacement galvanised large-diameter gutters. Lindab-type system.
- FASCIAS**
Existing timber fascias retained and repaired as necessary.



1:100

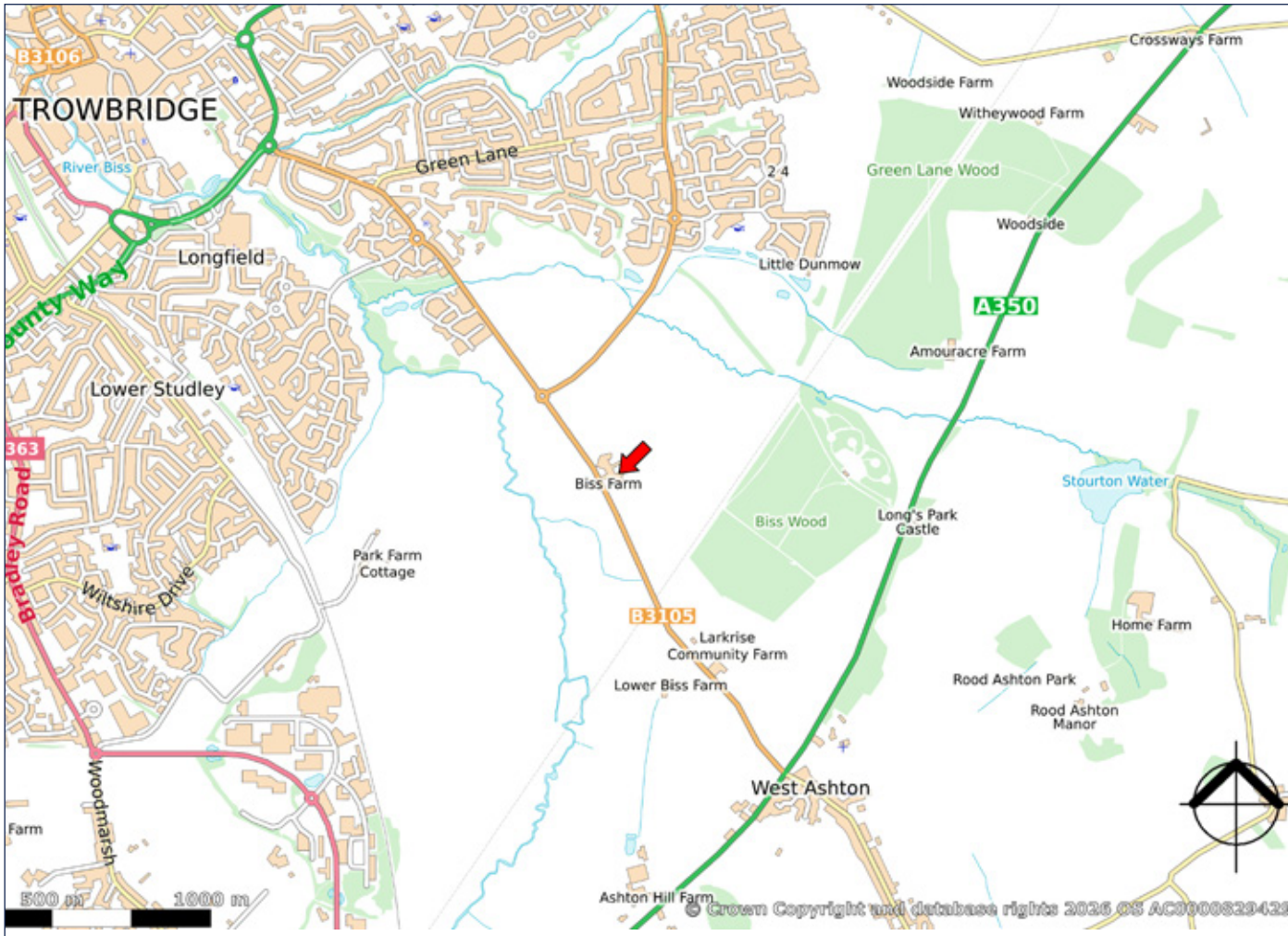


NOTE:
Plans are indicative only and subject to detailed design and Building Regulations.



CGI – FRONT ELEVATION (BARN A)

PROJECT Proposed Conversion of Barn A to Three Dwellings Biss Farm, West Ashton Road, West Ashton, Trowbridge, BA14 6DQ
DRAWING PRESENTATION BOARD
DATE MAY 2025



METHOD OF SALE

Guide price of £300,000 excl. VAT for the freehold interest.

Offers are invited on an unconditional basis.

The vendor reserves the right not to accept the highest or any offer received.

VIEWINGS

Strictly by appointment only through the sole agents.

CONTACTS

For further details, please contact the sole agents at CSquared.

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