

# The Gig House

Oxford Road, Malmesbury, SN16 9AX

**HW** Hawkins  
Watton



## FOR SALE

507 TO 3,575 SQ FT  
(47.10 TO 332.13 SQ M)

**OFFERS IN THE REGION OF £350,000**

Conversion opportunity  
benefitting from planning  
consent for 3 apartments

- Situated in Malmesbury's town centre, close to local amenities
- Benefitting from planning consent for 3 apartments
- With no external alterations, this provides an opportunity to create modern living in heart of historic Malmesbury

[hawkinswatton.co.uk](http://hawkinswatton.co.uk)  
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## Summary

Available Size	507 to 3,575 sq ft
Price	Offers in the region of £350,000
EPC Rating	Upon enquiry

## Location

Malmesbury is a thriving historic town situated in an ideal location for easy access to the M4, and within easy reach of Cirencester, Swindon, Bristol, Cheltenham and Bath.

There are a good range of shops including a new, recently opened Waitrose store, hotels, eateries, leisure and sporting facilities, primary and secondary schools in the town, and numerous historical buildings of interest including Malmesbury Abbey and The Market Cross, situated in the heart of the town.

## Description

The Gig House is a period property with planning permission granted for an elegant conversion to three apartments. Previously rented as commercial office space, the planning of The Gig House has been thoughtfully reimagined to provide spacious and stylish homes. The building's exterior remains unchanged, preserving its heritage charm, while the interiors have been expertly designed to maximise comfort and functionality.

## PLANNING

The property benefits from the following planning Consent from Wiltshire Borough Council: (PL/2023/07980)

## TENURE

The property will be sold freehold with vacant possession.

## SERVICES

All main services are connected

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

## RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

## EPC

Awaiting EPC.

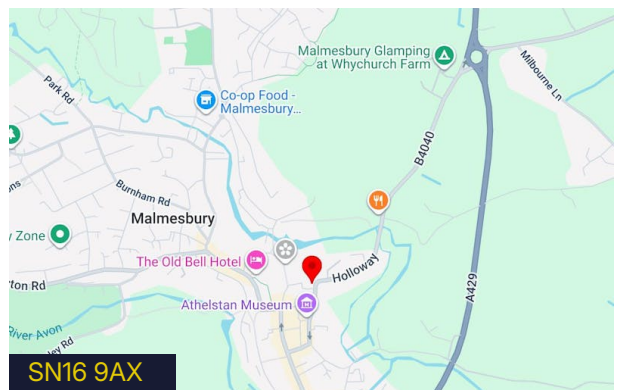
## FREEHOLD PRICE

Guide price of: £350,000, exclusive, Subject to Contract. The property is NOT elected for VAT.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,607	149.30
1st	1,461	135.73
2nd	507	47.10
<b>Total</b>	<b>3,575</b>	<b>332.13</b>



## Viewing & Further Information



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