



- 17,928 sq. m. of hardstanding for open / container storage use
- Available immediately for short term lease, subject to planning
- Private access
- Secure location

**Total**  
**17,928 sq. m**  
**(192,971 sq. ft)**  
**(4.43 acres)**

## **THE OLD CREAMERY**

### **DOWN AMPNEY, GL7 5QF**



## Enquiries

Jack Chivers – [jack.chivers@bidwells.co.uk](mailto:jack.chivers@bidwells.co.uk)

## Additional Information

### Location, Situation and Access

The Property is located at Down Ampney and benefits from excellent access to the local and national highway network;

A419 – 0.5 miles

A420 – 10 miles

M4 – 14 miles

The Property has its own secure, private entrance from Cirencester Road and has good visibility plays.

The what3words reference for the entrance of the property is:



///strutting.helping.precluded

### Description

The Property comprises approximately 17,928 sq. m (192,971 sq. ft) of hardstanding. Buildings are to be included only subject to Client Approval.

### Terms

Terms are to be agreed, but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

Our client is considering a short-term letting (term length flexible up to a maximum of 5 years) for open/container storage opportunities **only** at the Creamery site. We advise that no other use will be considered at this time.

### Planning

The incoming Tenant will be responsible for compliance with planning. We understand that the site will require a planning change of use to suit the new user.

The Landlord makes no guarantee that the premises are suitable for the intended use. The Tenant will have to satisfy themselves as to the requirements for seeking planning consent.

The Property is within the jurisdiction of Wiltshire Council.

### Legal Costs

The incoming Tenant is responsible for the Landlord's legal and professional costs.

### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Incoming tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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## Additional Information

### Wayleaves, Easements & Rights of Way

The land is to be let subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

Any Tenant will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

### Rates and Services

The incoming Tenant will be responsible for any services and rates that are or become payable.

### Value Added Tax

Any letting of the Property will be subject to VAT, such tax to be payable by the Tenant in addition to the rent.

### Viewings

Viewing and access to the property is strictly by prior appointment with sole agents Bidwells.

We ask that you be as vigilant as possible for your own personal safety when inspecting this property.

### Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the incoming Tenant will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

### Plans, Areas & Schedules

The plan attached to the particulars is based upon the Ordnance Survey National Grid and is for reference only. The incoming Tenant will be deemed to have satisfied themselves of the property as scheduled.

### Photographs, Fixtures & Fittings

The photographs in these particulars were taken in April 2025. Only those fixtures and fittings described in the particulars are included in the letting.

These particulars were created in June 2025.



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