

RESIDENTIAL DEVELOPMENT LAND

Land at Great Somerford, Broadfield Farm, Wiltshire SN15 5EL



AJW

LAND & DEVELOPMENT
CHARTERED SURVEYORS

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Promoting Land. Unleashing Value.

DETAILED PERMISSION FOR 21 DWELLINGS

3.95 acres (1.60 hectares)

FOR SALE by Informal Tender

12 noon on Thursday 25th May, 2023

RESIDENTIAL DEVELOPMENT LAND

21 DWELLINGS
Detailed Planning Permission

SITUATION

Great Somerford is a village in the Vale of Dauntsey situated about midway between the market towns of Malmesbury and Chippenham (each about c.7 miles). Great Somerford provides a post office, public house and a primary school. More extensive facilities are available in Malmesbury, Swindon and Chippenham. Communications are excellent with the M4 motorway junction 17 being 2 miles south and Chippenham Rail Station being 7 miles south putting London (Paddington) just over 1 hour travelling distance.



THE PROPERTY

The property is situated on the southern edge of Great Somerford. The consented area comprises part of an agricultural field extending in all to 3.95 acres (1.60 hectare) bounded by fencing to the north and east and open countryside to the south. Vehicular access is from the Lower Seagry Road and through the adjoining residential scheme.

PLANNING CONSENT

Detailed planning permission was granted on appeal on 28th March, 2023 (Appeal ref: APP/Y3940/W/22/3296058) for the construction of up to 21 residential dwellings, vehicular access from Broadfield Farm, ancillary works and associated infrastructure on land at Broadfield Farm, Great Somerford. The scheme proposes the following mix of market dwellings sizes:

1 beds – 2 2 beds – 4 3 beds – 6 4 beds – 8 5 beds – 1

Further details are available in an online data room from the Selling Agents.

SECTION 106 AGREEMENT

The buyer will purchase the land subject to a Section 106 Agreement and any bids will need to take into full account the obligations set out within the Agreement. The scheme provides 8 affordable units consisting of 1, 2 and 3 bedroom accommodation. The affordable housing tenure split comprises 5 affordable rent units and 3 shared ownership units.

COMMUNITY INFRASTRUCTURE LEVY

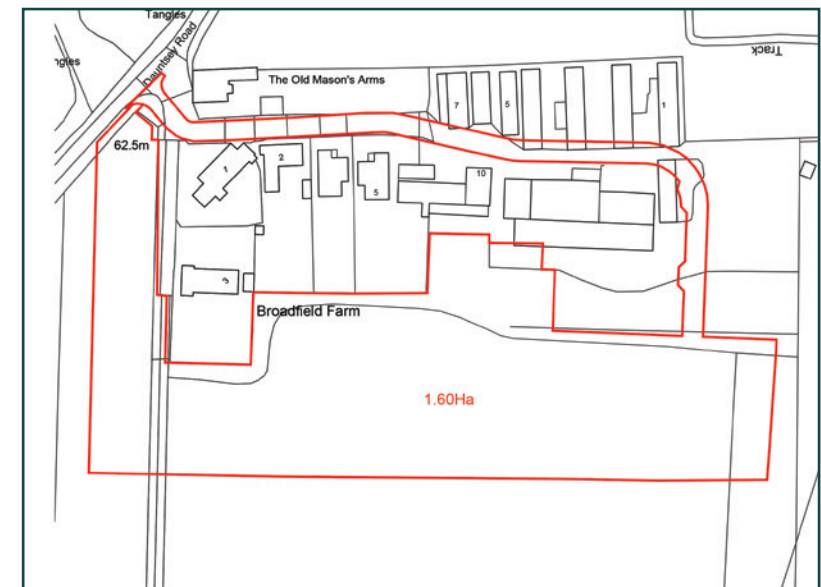
The buyer will be responsible for any Community Infrastructure Levy Charge. Wiltshire Council have confirmed that the current CIL liability charge based on the chargeable floor area for the approved development would be £222,069.69 using 2022 indexation prices.

INFORMATION PACK

Detailed information is available in an online data room, to include:

- Planning Application, Appeal Decision and Approved Plans
- Section 106 Agreement
- Design and Access Statement
- Transport Assessment
- Landscape and Visual Appraisal
- Ecology Appraisal
- Phase II Ground Investigation
- Utility information

The information pack is available from the Selling Agents. Please contact Anthony Wright on 01666 318 992 or anthony@ajwlanddevelopment.co.uk for further information.



METHOD OF SALE

Prospective buyers are invited to submit offers to AJW Land & Development Ltd by **12 Noon on Thursday 25th May, 2023**.

Written offers should be submitted in a sealed envelope and sent to AJW Land & Development Ltd, Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES and titled "For the attention of Mr. A.J. Wright – Land at Great Somerford, Phase II". Emailed offers should be sent to anthony@ajwlanddevelopment.co.uk.

INTERVIEWS

The preferred buyers and their technical team will be invited to attend a meeting on Tuesday 30th May, 2023.

ACCESS & SERVICES

The purchaser will have access and services connection rights through the existing residential development scheme. A legal summary note is available in the data room. In addition, access and services can come from the Lower Seagry Road on the north west boundary of the site. Prospective purchasers are required to seek confirmation from various utility companies that mains services are readily available. Quotations for services are available in the data room.



RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.

TENURE AND POSSESSION

The property is freehold with vacant possession on Completion.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 0300 4560 1000.

VAT

VAT will be charged on the sale price of the property.

PROMOTER

The property has been promoted by Gleeson Land Ltd, Sentinel House, Harvest Crescent, Ancells Business Park, Fleet, Hants GU51 1UZ. Tel: 01252 360300. Website: www.gleesonland.co.uk For the attention of Mr. Paul Slingo.

PROMOTER'S SOLICITOR

Gowling WLG (UK) LLP, Two Snowhill, Birmingham B4 6WR
Tel: 0121 393 0443.
For the attention of Ms. Joanne McDaid

SELLER'S SOLICITOR

RWK Goodman, Godstow Court, Minns Business Park, 5 West Way, Oxford OX2 0JB
Tel: 01865 264033. For the attention of Ms. Vicky Hernandez

VIEWING

By appointment through the Selling Agent (01666 318 992).



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anthony@ajwlanddevelopment.co.uk

www.ajwlanddevelopment.co.uk

01666 318 992

07552 044 742

These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: April 2023.