

RESIDENTIAL DEVELOPMENT LAND

Rodbourne Road, Corston, Wiltshire SN16 0HB



AJW

LAND & DEVELOPMENT
CHARTERED SURVEYORS

OUTLINE PLANNING PERMISSION FOR UP TO 4 DWELLINGS

1.21 acres (0.49 hectares)

FOR SALE by Private Treaty

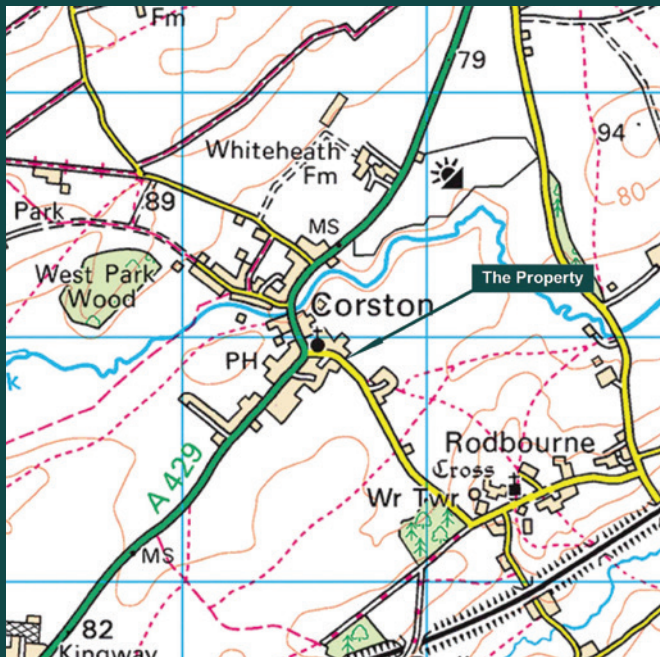
RESIDENTIAL DEVELOPMENT LAND

4 DWELLINGS Outline Planning Permission

SITUATION

A rare and unique residential development opportunity in the sought-after North Wiltshire village of Corston situated between the towns of Chippenham and Malmesbury. The village has a well regarded pub, the Radnor Arms which is in walking distance from the site.

The nearby town of Malmesbury provides a number of independent shops, Malmesbury Abbey, public houses and a mix of schooling. Communications are excellent with the M4 motorway junction 17 being approximately 3 miles and Chippenham Rail Station being 7.5 miles with London (Paddington) being just over 1 hour travelling distance.



THE PROPERTY

The Property is situated on the edge of the village away from the main road with views of open countryside. It comprises a level grass paddock with existing brick and steel portal frame buildings. The property extends in all to about 1.21 acres (0.49 hectare). The property can be accessed off Rodbourne Road along an existing tarmac driveway.

PLANNING CONSENT

Outline planning permission (some matters reserved) was granted on 21st June, 2023 (PL/2022/0128919) by Wiltshire Council for the erection of up to four dwellings, two of which will be affordable housing units.

Further details are available from the selling Agent including:

- Decision Notice
- Flood Risk Assessment
- Ecological Impact Assessment
- S.106 Agreement
- Indicative Street Elevations

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 S.106 Agreement commits the buyer to provide a minimum of 2 affordable houses with a split tenure mix of one affordable rented and one shared ownership.

COMMUNITY INFRASTRUCTURE LEVY

The buyer will be responsible for the Community Infrastructure Levy (CIL) Charge.

METHOD OF SALE

The property is freehold and is offered for sale by private treaty as a whole.



SERVICES

Mains water, foul drainage and electric are understood to be located within the adjacent road. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are readily available. The Seller will reserve the right to continue to utilise the existing services to their retained property.

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.

The Seller will grant an easement (if required) on retained land for surface water drainage.

OVERAGE

An Overage will be imposed by the Seller on any uplift in square meterage and on the removal of any of the affordable housing notation. Any overage will be triggered on the implementation of the consent or the sale of the property. The exact terms are to be agreed between the parties.

FENCING

The Buyer will be obligated to plant a native species hedge and erect a closed border fence between points A to B as illustrated on the Sale Plan.

ACCESS RIGHTS

The Seller will reserve a right of way along the existing tarmac road to their retained property for all purposes.

LOCAL AUTHORITY

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

SELLER'S SOLICITOR

Forrester Sylvester Mackett Solicitors, 61 St Mary Street, Chippenham, Wiltshire SN15 3JH. Tel: 01249 444300. For the attention of Mr. Jonathan Watts.

VIEWING

By appointment through the Selling Agents (01666 318992).





LAND & DEVELOPMENT
CHARTERED SURVEYORS

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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: August 2023.