

RESIDENTIAL DEVELOPMENT LAND

Malmesbury, Wiltshire SN16 9FN



Aerial photograph of a large green field with a red boundary line. The field is surrounded by trees and a road on the left. A barn is visible on the right side of the field.

LAND & DEVELOPMENT

SITUATION

The historic market town of Malmesbury is located in North Wiltshire situated 18 miles from Swindon and 10 miles from Chippenham. Close to the Cotswold Area of Outstanding Natural Beauty, the town provides a number of independent shops, a 6th Century Abbey, public houses and a mix of schooling. Communications are excellent with the M4 motorway junction 17 being approximately 7 miles and Chippenham Railway Station being 11 miles with London (Paddington) being just over 1 hour travelling distance.





RESIDENTIAL DEVELOPMENT LAND

Land at Malmesbury, A429, Wiltshire SN16 9FN

26 SELF/ CUSTOM BUILD DWELLINGS

The consented land extends to about
5.44 acres (2.20 hectares)

A rare opportunity to acquire a residential development
site in a rural setting with no affordable housing in the
historic Wiltshire town of Malmesbury

For Sale by Informal Tender

Offers to be submitted by 12 Noon on
Wednesday 17th July, 2024
to AJW Land & Development Ltd



LAND & DEVELOPMENT

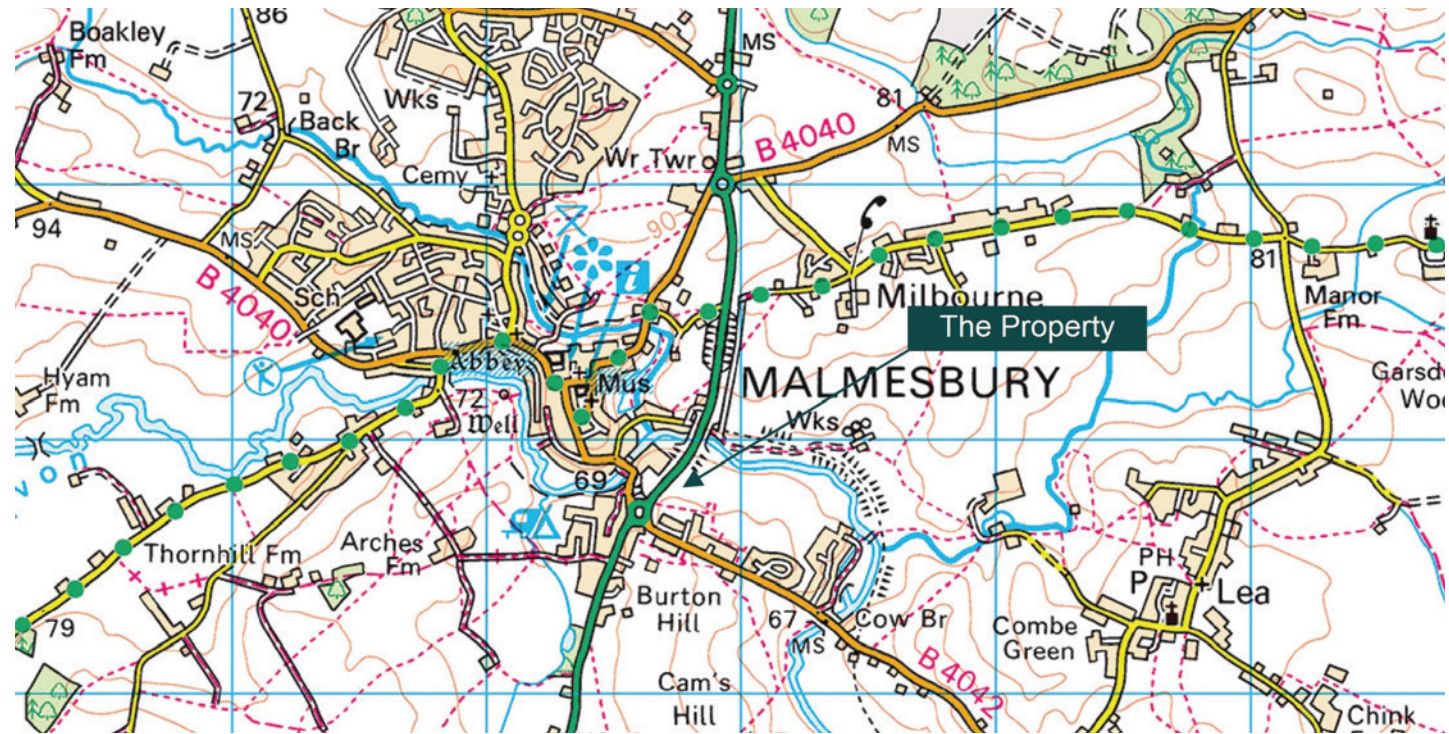
THE PROPERTY

The property is situated on the northern outskirts of Malmesbury. It comprises a single pasture field extending to approximately 5.44 acres (2.20 hectares) bounded by existing mature hedgerows. The property is ideally located opposite Waitrose supermarket with the historic town Centre being no more than a ten-minute walk. A public footpath crosses the property along the southern boundary. The river Avon runs to the north. Located in an elevated position, there are views of the town to the west and open countryside to the east.

DIRECTIONS

From M4, Junction 17 head in a northerly direction along the A429 through the village of Corston. As you approach Malmesbury take the second exit on the roundabout continuing on the A4129. As you approach the Waitrose supermarket the site will be signposted on the roadside opposite

From Cirencester head south west along the Tetbury road. Take a left turn onto the A429. Continue for 8.5 miles through the villages of Kemble and Crudwell. At the Malmesbury Garden Centre roundabout head straight over. At the next roundabout take the second exit continuing on the A429. As you approach the Waitrose supermarket the site will be signposted on the roadside opposite.



PLANNING CONSENT

Outline planning permission was granted on appeal by Wiltshire Council on 5th March, 2024 (Appeal ref: APP/Y3940/W/23/3317252) for the construction of up to 26 self/ custom build dwellings with associated infrastructure, landscaping, open space and a minor variation to a footpath. The application is for phased development. The existing vehicular access point along the A429 will be retained and upgraded. Further details are available in an online data room from the Selling Agents.

PROPOSED DEVELOPMENT

The planning permission provides for 26 self/ custom build dwellings as defined by the Self Build and Custom Housebuilding Act 2015. The proposed development will provide a unique opportunity for a developer to provide 26 self build or custom build dwellings to the market.

The vision for the proposed development is to establish the basis for a residential scheme that is characterised by its location. The proposed scheme aims to provide the foundations for:

- Strong urban design and placemaking principles
- Unique homes
- A legacy which sensitively respects the context of the site and its wider surrounding.



UNILATERAL UNDERTAKING & CIL

The buyer will purchase the land subject to the Unilateral Undertaking and any bids will need to take into full account the obligations set out within the Undertaking. For the avoidance of doubt, there is no affordable housing.

The site is subject to the Community Infrastructure Levy, however, a 100% exemption from the levy can be claimed by persons building or commissioning their own home as self build or custom build. For the purposes of the Community Infrastructure regime, the application is for a phased development.

ACCOMODATION SCHEDULE

The outline planning application proposed but not restricted to the following plot sizes:

- 2 BED 3
- 3 BED 7
- 4 BED 13
- 5 BED 3

GROUND CONDITIONS

A ground investigation has been undertaken. A factual report is anticipated to be available prior to the tender deadline and will, on receipt, be available to view in the data room.

INFORMATION PACK

Detailed information is available from the Selling Agent to include:

- Planning Application, Appeal Decision and Approved Plans
- Unilateral Undertaking
- Planning Design and Access Statement
- Draft Sale Contract

Details of the online data room are available from the Selling Agents. Please contact Anthony Wright on 01666 318 992 or anthony@ajwlanddevelopment.co.uk for further information.



SERVICES

Mains services are understood to be located adjacent to the site with the connections in principle agreed. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are readily available.

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.

CONDITIONS OF SALE

The following conditions will be included within a sale contract.

- A ransom strip will be retained by the Sellers along the southern boundary marked Points A to B.
- The Seller will impose Overage on an improved planning permission. Prospective buyers are invited within their offer to make suggestions for a simple formula.
- The Seller will retain a right of way from the A4219 to the eastern boundary for all purposes.
- The Seller will reasonably assist with the footpath diversion within the consented area and the Sellers retained land.

METHOD OF SALE

Prospective buyers are invited to submit offers to AJW Land & Development Ltd by 12 Noon on Wednesday 17th July, 2024. 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 Malmesbury". 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 week commencing 22nd July, 2024 to be held at AJW Land & Development's office.

TENURE AND POSSESSION

The property is freehold with vacant possession on completion.

LETTERS OF RELIANCE

Letters of reliance will be provided during the legal process.

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 / PLANNING

The property has been promoted and the planning application submitted by Malmesbury Self Build Ltd, 14 The Pines, Faringdon, SN7 8AU.

SELLERS SOLICITOR

Michelmores, 10 Victoria Street, Redcliffe, Bristol BS1 6BN.
Tel 01392 687 781. For the attention of Ms. Elizabeth Newson.

VIEWING

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

CONTACT

Should you have any queries, wish to make an inspection, or request login details to the data room please contact.

Anthony Wright – AJW Land & Development
07552044742
anthony@ajwlanddevelopment.co.uk

For planning or technical queries, please contact:
Robert Stewart
07961 118920
robstewart.me@gmail.com



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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: May 2024.