

# RESIDENTIAL DEVELOPMENT LAND – 3 DETACHED DWELLINGS

Land at Lacey's House, Swindon Road, Brinkworth SN15 5DF



AJW

LAND & DEVELOPMENT  
CHARTERED SURVEYORS



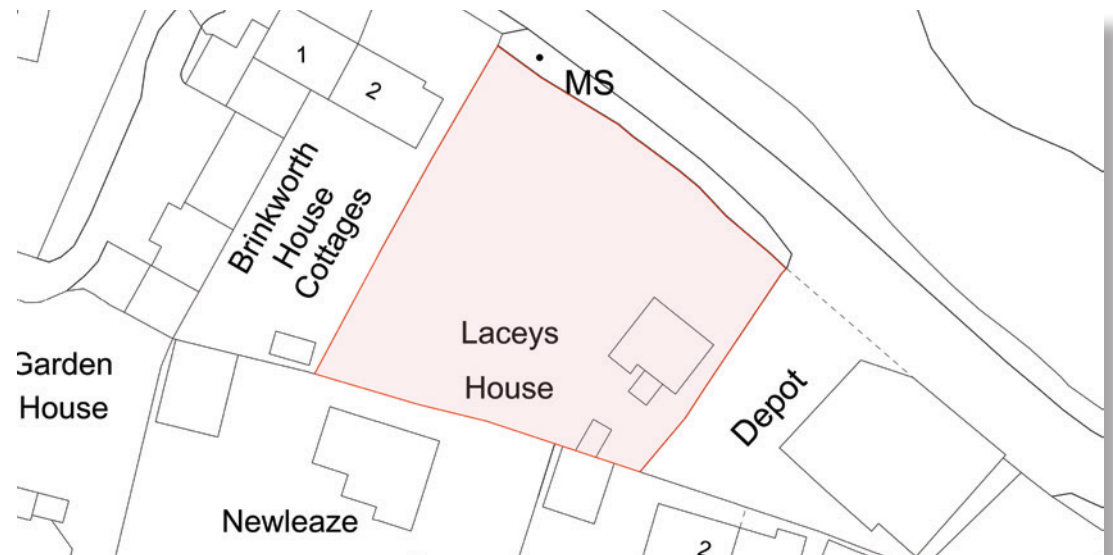
# Land at Lacey's House, Swindon Road Brinkworth

3 DWELLINGS

For Sale by Informal Tender

## SITUATION

A residential development opportunity situated in the attractive village of Brinkworth west to the town of Swindon and east to the historic town of Malmesbury. Brinkworth is a large rural village with views over the Dauntsey Vale. The village provides a number of facilities including a village hall, primary school and a pub. Communications are excellent with the M4 Motorway (Junctions 15 and 16) being in close proximity. Train links are available via Swindon station (10 miles distant), putting London (Paddington) at just over 1 hour train journey.



## THE PROPERTY

The property is an "in fill" site within the village and extends in all to about 0.86 acre with vehicular access from the B4042 Road.

Lacey's House immediately adjacent to the site has recently been renovated internally. There is the opportunity for the Buyer of the development site to purchase the house subject to a separate offer being agreed.

## PLANNING CONSENT

Full planning permission was granted by Wiltshire Council on 13th July, 2023 (Ref: PL/2023/02292) for a residential development of 3 detached four bedroomed dwellings and associated works

All planning conditions have been discharged. The site is immediately available to implement allowing construction to start.

## COMMUNITY INFRASTRUCTURE LEVY

The purchaser will be responsible for the Community Infrastructure Levy (CIL) charged.

## METHOD OF SALE

Prospective buyers are invited to submit offers to AJW Land & Development Ltd by **12 Noon on Wednesday 11th December, 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 Brinkworth". Emailed offers should be sent to [anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk). All offers should contain a breakdown of all assumptions made and any abnormal costs that have been allowed for.



## INTERVIEWS

To avoid any delay, the best bidders will be invited to attend a meeting at AJW Land & Development Ltd.'s office in week commencing 16th December, 2024.

## INFORMATION PACK

Further detailed information is available, to include:

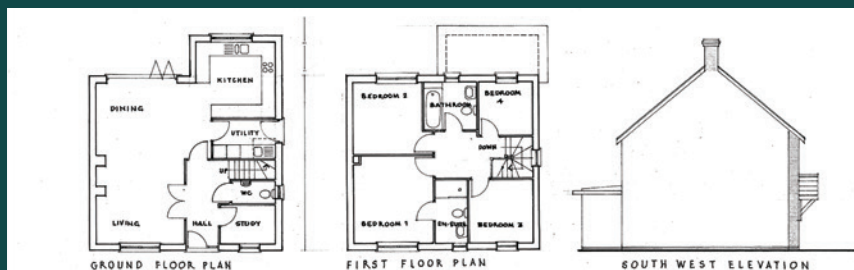
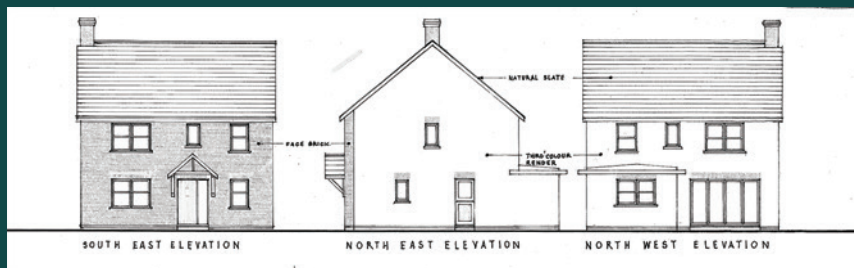
- Planning Application, Decision Notice and Approved Plans
- Design and Access Statement
- Phase II Ground Investigation & Contamination Report
- Utility Information

## SERVICES

Mains electric and water services are located adjacent to the site. A quote from SEE for the electricity connections is available from the Selling Agent. Foul drainage will be shared with Lacey's House. The septic tank currently in situ will need to be replaced to accommodate the development and Lacey's House.

## 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.

## LOCAL AUTHORITY

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

## VAT

VAT will not be charged on the sale price of the property.

## SELLER'S SOLICITOR

Spencer West, Head Office Longbow House, 20 Chiswell Street, London EC1Y 4TW  
FAO: Mr. Lee West. 0202 7925 8080

## VIEWING

By appointment through the Selling Agents (01666 318992).





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Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES

[anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk)

[www.ajwlanddevelopment.co.uk](http://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: November 2024.