

FOR SALE BY PRIVATE TREATY

**A Unique Residential Development Site with
Planning Permission for 5 dwellings and
A Resolution to Grant for a further 13 dwellings at
Woolley Park Farm, Bradford-On-Avon, Wiltshire, BA15 1TU**



- Exceptionally unique development opportunity
- Resolution to Grant for 13 dwellings, subject to S.106 completion
- Beautiful Grade II Listed Farmhouse available by negotiation
- Near the attractive market town of Bradford-On-Avon
- Class Q Planning to convert 5 new dwellings
- Class Q = 689.5 sqm (7,419 sqft)
- Resolution to Grant = 2,698 sqm (30,000 sqft)
- Available as a whole

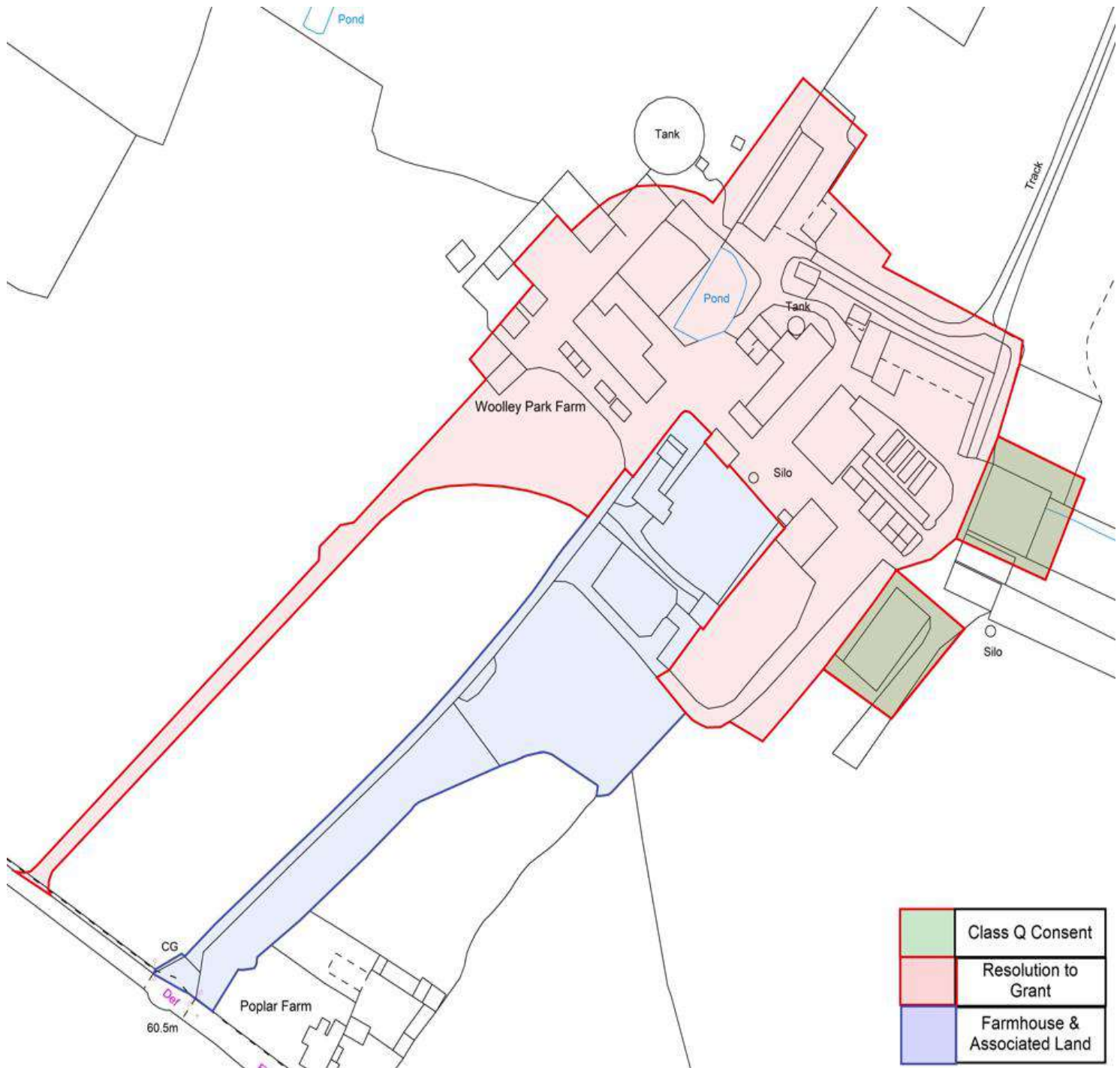
**M4 Junction 18 – 11.4 miles
Bristol – 17.1 miles**

**Bradford-On-Avon – 1 mile
Bath – 5.9 miles**

**Bradford-On-Avon Railway Station – 1.3 miles
A36 Junction – 3.8 miles**

DEVELOPMENT DESCRIPTION

A rare and unique opportunity to purchase a farmyard redevelopment scheme on the outskirts of Bradford-On-Avon, benefitting from permitted development consent to convert 5 dwellings and a resolution to grant for a further 13, subject to the Section 106 sign off. The site benefits from a Class Q consent which has been granted for 5 dwellings. The remainder of the site consists of traditional stone-constructed barns and steel portal frame agricultural buildings with an anticipated outline consent to convert into 13 dwellings and garaging. The property shaded red and green below is available as a whole.



WOOLLEY PARK FARMHOUSE

Woolley Park Farmhouse is an impressive south facing Grade II Listed property, dating back to the 19th Century. The elevations consist of traditional local limestone, under a slate roof with sash windows. Internally, the Farmhouse provides 6 bedrooms over a generous floor area and is surrounded by gardens to the east and south. The Farmhouse retains many of its original period features allowing for an opportunity to be renovated into a wonderful family home. The Vendors will consider including the Farmhouse and land shaded blue on the sale plan in a sale, subject to achieving an acceptable offer.



LOCATION

Woolley Park Farm is situated in the greenbelt on the outskirts of Bradford-On-Avon, a sought-after historic Saxon market town in west Wiltshire. Bradford-On-Avon railway station is less than 2 miles away, with high-speed train links to London Paddington. Bristol Temple Meads takes just 30 minutes, with Bath Spa less than 15 minutes. Bradford-On-Avon sits on the edge of the Cotswold National Landscape and boasts many quaint and cobbled streets within the town centre. There are many shops, boutiques, pubs and restaurants which will be a joy to explore, alongside a selection of riverside walks beside the nearby Kennet & Avon canal.

The World Heritage City of Bath is a short journey away and provides a wealth of cultural heritage, including amenities such as the Royal Bath theatre, fine dining, and award-winning cafes. Cumberwell Golf Club is only 2 miles from the property, with Bath Rugby Club, Badminton Horse Trials and Bath racecourse all close by.

The area has a selection of very well-regarded schools for all ages, including many C of E primary schools. Local private schools include The Royal High School for Girls, Prior Park, Monkton Combe, Kingswood and Stonar School.

LOCATION

Full address: Woolley Park Farm, Staverton Road, Bradford-On-Avon, Wiltshire, BA15 1TU



PLANNING

Prior Approval was granted on 28th November 2023 by Wiltshire Council to convert three agricultural barns into 5 residential dwellings. Application reference PL/2023/08195.

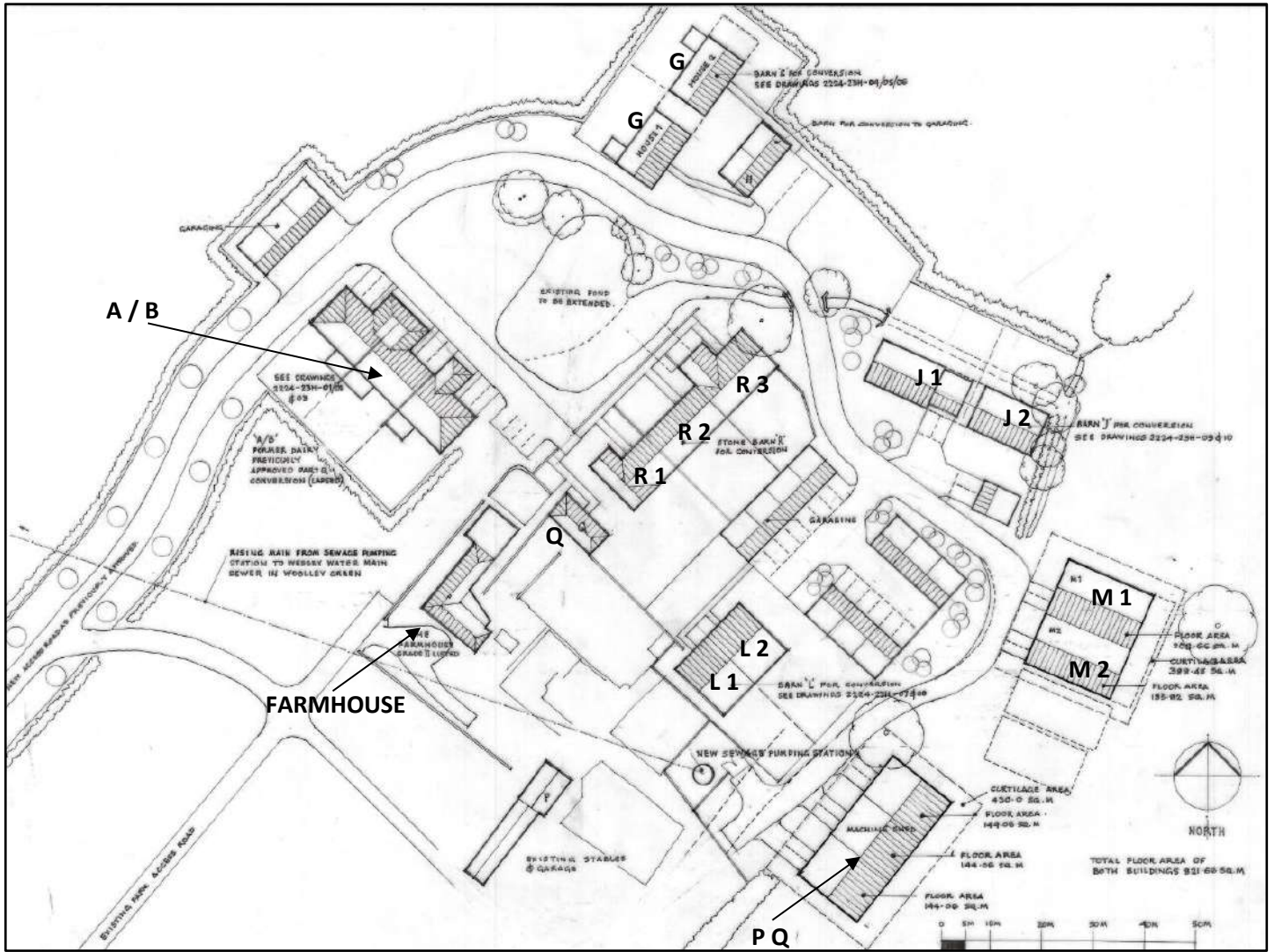
<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BD8srAAD/pl202308195>

In addition, there is a resolution to grant pending completion of the Section 106 contributions from Wiltshire Council for a planning consent for the conversion of 13 open market dwellings with associated garaging. Application reference PL/2023/10030.

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001CF0LG/pl202310030>

Further details including both planning applications can be found on Wiltshire Council's planning portal or on WebbPaton's data room. Please contact WebbPaton to be granted access to the data room.

FARMYARD PLAN



DWELLING SPECIFICATIONS

Dwelling Reference	Sqm	Sqft	Bedrooms
A / B	449.1	5801.1	9
R 1	269.5	2900	4
R 2	248.5	2674	4
R 3	249.8	2688	4
Q	110	1184	2
J	457.5	4924	8
L	447	4810	4
G	466.5	5020	8
M1	205.7	2213	4
M 2	183.8	1978	4
P Q	300	3228	6
Total	3,387.4	37,420.1	57

BARN CONVERSIONS A/B – 449 sq. m. (5,801 sq. feet).

A single storey stone former dairy building awaiting planning to covert to 3 dwellings



BARN CONVERSIONS Q and R 1, 2 and 3 - 877 sq. m. (9,446 sq. feet).

A traditional stone building awaiting planning to convert to 3 dwellings (Buildings R 1, 2 and 3) and a stone-built annexe (Building Q)



BARN CONVERSION J - 457 sq. m. (4,924 sq. feet).

A 2 storey former straw shed awaiting planning to convert into 2 dwellings.



BARN CONVERSION L - 446 sq. m. (4,810 sq. feet).

A 2 storey former agricultural building awaiting planning to convert into 2 dwellings.



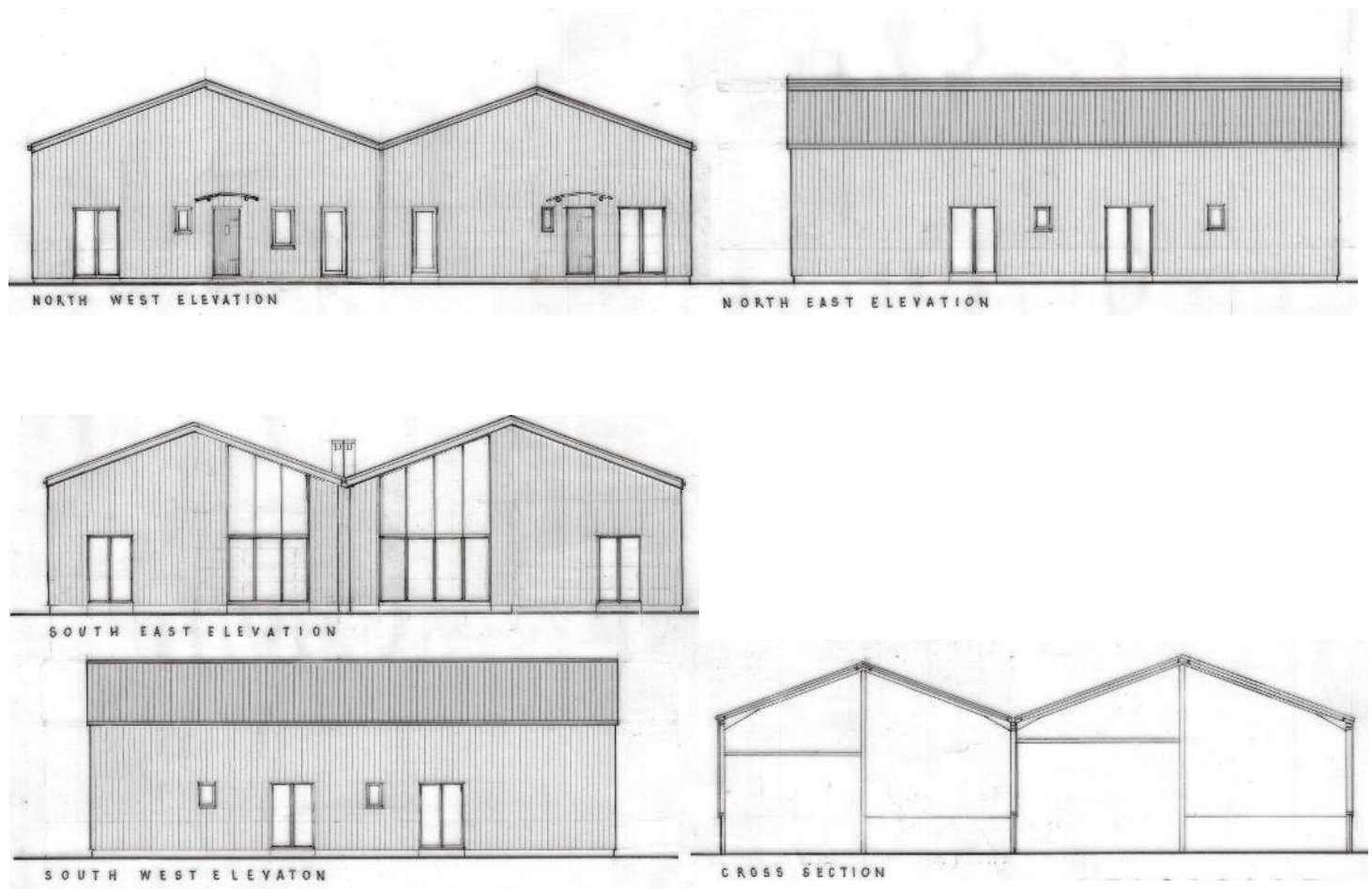
BARN CONVERSION G - 466 sq. m. (5,020 sq. feet).

A 2 storey former agricultural building awaiting planning to convert into 2 dwellings.



BARN CONVERSION M1 and M2 - 389 sq. m. (4,191 sq. feet).

A 2 storey former agricultural building with Class Q planning to convert into 2 dwellings.



BARN CONVERSIONS PQ 1, 2 and 3 - 300 sq. m. (3,228 sq. feet).

A 2 storey former agricultural building with Class Q planning to convert into 3 dwellings.



ACCESS

The outline planning consent includes provisions for a new separate access to the site. This access will have good visibility splay onto Staverton Road and both the construction and maintenance will be the responsibility of the Purchaser. The Vendor will retain a right of access for all times and for all purposes over the first 20 meters of the new access adjoining Staverton Road in order to gain access to retained farmland.



LAND REGISTRY TITLE NUMBER

The Vendor is the freehold owner of all the land registered at the Land Registry under Title Number WT199601.



SECTION 106 PLANNING OBLIGATIONS

Awaiting sign off from Wiltshire Council in relation to planning reference PL/2023/10030, however the proposed figure for the contributions is £454,805.30. The details of the conditions are still to be confirmed.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

There is no CIL payable on this development under the current planning permission. All interested parties are to make their own enquires and familiarise themselves with the relevant CIL forms which are to be submitted to Wiltshire Council.

VAT

The land is currently not registered for VAT.

COUNCIL TAX

Woolley Park Farmhouse is currently deregistered for Council Tax.

ELECTRICITY

The site benefits from an existing three phase electricity connection. It is the Purchasers responsibility to see if this connection is suitable for the proposed development. Details are listed on the online data room.

OVERAGE

The sale will include a development uplift clause if planning is granted for any use other than agricultural or equestrian, beyond the anticipated total number of consented dwellings. Such an overage will be calculated at 30% of the increase in value, less the cost of obtaining planning permission. This will be payable by the Purchaser to the Vendor, 45 days after planning is granted, and will be protected by a charge. Such an overage will be payable for a duration of 30 years from the completion of the sale. Please note the Vendor will consider alternative overage proposals.



VIEWINGS

All viewings of Woolley Park Farmhouse are strictly by appointment only and must be accompanied by a member of WebbPaton. Viewings should be arranged through George King or Pippa Wildern at WebbPaton.

GAS

The site does not currently benefit from a mains gas connection. We understand there to be a gas connection in the local vicinity. Purchasers are to make their own enquiries.

TELECOMS AND BROADBAND

The Farmhouse benefits from a BT Broadband connection. Purchasers are to make their own enquiries into alternative providers or upgrading the existing connection.

WATER

The site currently benefits from mains water and the Farmhouse benefits from a private water supply. It is the Purchasers responsibility to see if this connection is suitable for the proposed development. Details are listed on the online data room.

SEWER

The Farmhouse benefits from a septic tank situated in the farmyard. We understand mains sewerage is located along Staverton Road. It is the Purchasers responsibility to see if this connection is suitable for the proposed development.

LEGAL COSTS

The successful Purchaser's solicitor is to provide a legal undertaking of £10,000 plus VAT to the Vendor's solicitor if there are abortive legal fees incurred by the Purchaser pulling out of the sale. This is also to cover the Vendor pulling out due to the agreed Heads of Terms being altered by the Purchaser. All other legal costs will be the responsibility of each party.



DATAROOM

Contact WebbPaton to be granted permission to the data room.

OFFERS

The Property detailed on the Sale Plan is offered for sale by Private Treaty. The Vendors are offering this land for freehold sale. Offers should be submitted by email or in a sealed envelope marked:

“For the attention of George King – Woolley Park Development”

FURTHER INFORMATION

Is available from George King or Pippa Wildern at WebbPaton who can be contacted on 01793 842055 or by emailing post@webbpaton.co.uk



IMPORTANT NOTICE

WebbPaton LLP for themselves and the Vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton LLP or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.