

Land at South Pavenhill Farm, Purton

SWINDON, WILTSHIRE, SN5 4DQ

Residential development opportunity
- 60 Dwellings



Site boundary shown for indicative purposes only

EXECUTIVE SUMMARY

- Savills (UK) Ltd and AJW Land & Development Ltd have been instructed to seek unconditional offers for the above development opportunity located to the east of Swindon in Purton, Wiltshire;
- Brought to the market on behalf of Castlewood Properties Ventures Ltd and private landowners;
- Greenfield site extending to circa 12.82 acres (5.19 hectares);
- Outline planning permission granted at appeal for 60 dwellings ref: (APP/Y3940/W/24/3349801) determined on 5th March 2025;
- 40% Affordable Housing;
- Unconditional offers invited by 12 noon on **Thursday 5th June 2025**.



LOCATION AND SITUATION

The site is located on the western edge of Purton, a large village in North Wiltshire. It is situated on elevated land and provides scenic views over the countryside towards the Cotswolds National Landscape to the north.

Purton is situated approximately 4 miles (6.5 km) northwest of Swindon town centre, 9 miles (18.9 km) to the east of Malmesbury, 10 miles (15 km) to the south east of Cirencester, 13 miles (21 km) to the north east of Chippenham, 28 miles (46km) to the south west of Oxford, 32 miles (51 km) to the north east of Bristol, 40 miles (64 km) to the north west of Reading and 75 miles (121 km) to the west of London.

Nearby settlements include Cricklade to the north, Royal Wootton Bassett to the south, and Lydiard Millicent to the west.

The village benefits from good transport links with access to the M4 motorway Junction 16, located circa 4.5 miles (7.2 km) to the south offering connections to London, Bristol, and South Wales. Vehicular access to the site is from Pavenhill Road, which forms the northern boundary of the site. Pavenhill Road is the main transport road into the village from east to west.

Swindon Railway Station is located circa 5.5 miles (7 km) to the south east, offering Great Western Rail services to London Paddington, Reading, Bath, Bristol within 1 hour.

Purton is well served with local shops and services such as Co-op Food, a village store with a Post Office and a local butchers. There are education, healthcare and recreational/ sport facilities also available: St. Mary's Primary School, Bradon Forest Secondary School, Purton Surgery, a local pharmacy, dental services, Purton Village Hall, Red House Club, cricket and tennis clubs, Purton offers access to outdoor spaces such as the Cotswolds National Landscape, Cotswold Water Park and Mouldon Hill Country Park.

Further amenities are offered in Swindon with a continually expanding and improving shopping centre, together with a wide choice of leisure facilities including golf, ice skating, swimming and water parks.

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SITE DESCRIPTION

The site extends to approximately 12.82 acres (5.19 hectares) of agricultural pasture land, formerly part of South Pavenhill Farm. The single field is bounded by the road named Pavenhill to the north, residential properties to the east and mature hedgerows and woodland to the south and west. The surrounding area to the west comprises an escarpment which steepens beyond the western boundary. Subsequently, the site has far-reaching westward countryside views from parts of the western boundary towards the lowlands to the west.

The site is irregular in shape and broadly split into two distinct areas. The northern narrower area generally slopes downwards from east to west approximately 2-3m, whilst the wider area of the site to the south has a more gentle topography, sloping approximately 1m downwards from east to west.

The main vehicular access to the site is from Pavenhill, whilst a shared footpath/ cycleway and emergency access are proposed to be taken via an existing access point to Ringsbury Close to the east.

There is a public right of way (route PURT95) that runs along the western edge of the land, outside of the subject property.

PLANNING

An outline planning application (Application Ref: PL/2022/00395) was submitted by Castlewood Properties Ventures Ltd and validated in February 2022 as follows:

Outline application for the erection of up to 60 dwellings (including affordable homes), point of connection of access road from Pavenhill and shared footpath/cycleway and emergency access from Ringsbury Close, open space, sustainable drainage system and associated landscaping and infrastructure with all other matters (relating to appearance, landscaping, scale and layout) reserved.

Planning was approved at appeal (Ref: APP/Y3940/W/24/3349801) by Wiltshire Council on the 5th March 2025. Bids are invited on an unconditional basis.

If bidders have any planning questions please feel free to contact Nev Surtees, Savills at nevillesurtees@savills.com or 07870 999 267.

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. A copy of the finalised s106 can be found in the data room.

For the avoidance of doubt, the Section 106 Agreement commits the buyer to provide a minimum of 40% affordable houses of which 14 units will be affordable rented and 10 units will be shared ownership.

BNG

The site proposes to deliver 32.48% BNG onsite. Please note that the calculation is based off the 3.1 Metric and not The Statutory Metric. Please refer to the BNG calculation dated 1st September 2022.



Source: Illustrative Masterplan ref. 0743-1003

TENURE AND POSSESSION

The property is freehold with vacant possession.

The land sits within the single Title number WT426578. Copies of the relevant Title Register and accompanying plans are provided in the online data room.

GROUND CONDITIONS

A ground investigation survey has been undertaken. A Factual Report is anticipated to be available prior to the tender deadline and will, on receipt, be circulated to all potential buyers who have registered an interest in the 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.

LETTERS OF RELIANCE

Letters of Reliance shall be provided in the normal way, full details of which are included in the Data Room.

UTILITIES

Mains services are understood to be available with connections agreed in principle as part of the Outline Planning consent. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are readily available. Up to date utility reports and quotations are available in the online data room.

METHOD OF SALE

The property is to be sold by way of informal tender. Offers are invited on an unconditional basis by noon on **Thursday 5th June 2025**. Please note that the Vendor is not obligated to accept the highest or any other offer.

In order to accurately appraise offers on a like-for-like basis, please include the following information in support of your bid:

- Fully completed Bid Proforma - template provided in the online data room;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid, e.g., recent experience of delivering a scheme of this nature and or within Wiltshire District Council.

Upon offers being received, we anticipate holding developer interviews on Wednesday 11th June 2025 at AJW Land & Development's office (Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire, SN16 0ES) and request that you keep this date free and available in the event that you are selected to attend.

CONDITIONS OF SALE

As part of the sale, the chosen buyer will be required to adhere to certain conditions and terms, including:

- The Seller will retain a ransom strip along the southern and part of the eastern boundary, between points AB and BC marked red on the image below;
- An overage of 50% of the price paid per plot, indexed linked from the date of completion, for a term of 20 years, for any additional dwellings than the proposed 60 units;
- Full vehicular rights and services will be reserved to adjoining land for future connections. See the relevant map within the data room marking the necessary access points. These must be delivered to adoptable highways standards.



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VIEWINGS

We recommend that parties contact Savills or AJW Land & Development prior to viewing to discuss the opportunity and register their interest.

Please note that neither the Vendors nor their agents will be responsible for any damage or loss caused by any potential purchasers, their agents or consultants whilst on site.

What3words //rankings.hedgehog.standards

DATA ROOM

An online data room containing all relevant planning, technical and legal information will be made available on request. Please contact Jemima Upton, Savills, for access.

VAT

The Vendor has elected to charge VAT on the purchase.

LEGAL COSTS

The purchaser will be expected to give a legal undertaking of up to £20,000 plus VAT in the event they withdraw from the transaction following the agreement of the Heads of Terms.

LOCAL PLANNING AUTHORITY

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

CONTACT

For further information please contact:



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