



## FOR SALE – FREEHOLD DEVELOPMENT SITE

Land with outline planning consent for 9 open market units

Land at Brick Hill Farm, Bath Road, Warminster, Wiltshire, BA12 8PF

**EVELAND**

Land and Property Brokers

**Chesters  
Harcourt**

Illustrative site plan



## EXECUTIVE SUMMARY

- Outline planning permission for 9 open market dwellings
- Set in an attractive mature landscape on the edge of Warminster
- Site extends to approximately 1.2 acres (0.48 ha)
- For sale by informal tender, bid deadline to be released to interested parties in due course.

## THE SITE

This attractive residential development site is located on the northern edge of Warminster, immediately to the east of the Bath Road (B3414). To the south of the site are several existing detached residential properties, immediately to the west is a large detached property set back from the road, to the north is open countryside, and to the east is a light industrial estate albeit this will be shielded by an already established landscape buffer.

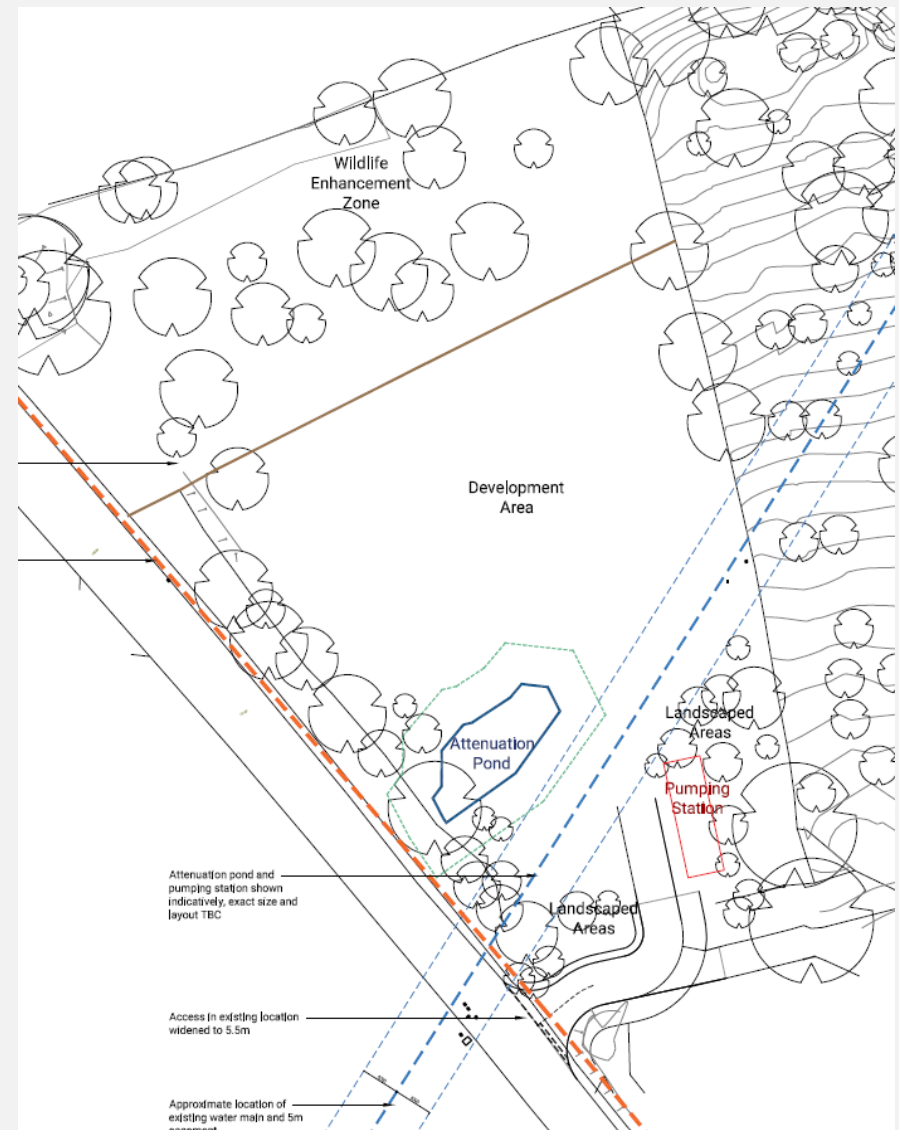
There is a large residential development scheme positioned to the west of Bath Road, accessed from a new roundabout to the south of the site.

## THE LOCATION

Warminster is an attractive market town in Wiltshire with strong military connections being situated to the west of Salisbury Plain. It has many fine buildings and a variety of independent shops and cafes as well as a range of leisure facilities including the Athenaeum Theatre and the Lake Pleasure Grounds.

Its location on the edge of the Cranborne Chase and the West Wiltshire Downs area of Outstanding Natural Beauty provides plenty of opportunities for cycling and walking activities.

Warminster is located on the A350/A36 providing links to Chippenham, Bath, Bristol and the M4 to the north and to Salisbury, Shaftesbury, Wincanton and the A303 to the south. Warminster is on the Wessex main rail line offering services to Bristol, London Waterloo, Salisbury, Southampton and Portsmouth.





PLANNING

The site has the benefit of outline planning permission under PL/2021/10503 for residential development for up to 9 dwellings and associated vehicular access.

The proposed scheme is subject to payment of the Community Infrastructure Levy (CIL) at a rate of £55 per sq m of built development (plus indexation). The scheme falls within an area where phosphate mitigation is required. Credits have been secured and a cost of £34,000 will be borne by the purchaser of the site.

The illustrative plan submitted with the application demonstrates the capacity for the following accommodation:

No.	House type	GIA (m²)	GIA(ft²)	Parking spaces
1	4 bed / 8 person	130	1,399	3
2	4 bed / 8 person	130	1,399	3
3	4 bed / 8 person	140	1,507	3
4	4 bed / 8 person	130	1,399	3
5	4 bed / 8 person	130	1,399	3
6	4 bed / 8 person	140	1,507	3
7	4 bed / 8 person	140	1,507	3
8	4 bed / 8 person	140	1,507	3
9	4 bed / 8 person	130	1,399	3

INFORMATION PACK

An electronic information pack is available by contacting the joint agents. The pack includes:

- Phosphates solution details
- Planning documents
- Topographic survey
- Title information
- Drone photography

If there is further information which would be helpful to assist you then please do not hesitate to contact the Agents.



Illustrative Masterplan



## TENURE

Freehold

## METHOD OF SALE

The site is offered by informal tender. Offers are invited with a preference to be made on an unconditional basis.

If you consider that an alternative approach would result in a materially more attractive offer then please put it forward in addition to an unconditional bid and we will discuss it with the landowner and promoter.

## VAT ACT 1994

The vendor has opted to tax on the land and consequently VAT is payable on the purchase price.

## VIEWING

At any reasonable time with the benefit of these particulars. Neither our clients nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents, or consultants whilst on site.

## CONTACT

For further information please contact either Chesters Harcourt or Eve Land:

Jamie Willis MRICS  
Director  
07867 505 802  
jamie.willis@chestersharcourt.com

John Read MRICS  
Director  
07557 271454  
John.read@chestersharcourt.com

Jeremy Pym Eveland  
07968 772751  
jpym.eveland@outlook.com



**EVELAND**  
Land and Property Brokers

**Chesters  
Harcourt**

**Chesters  
Harcourt**

chestersharcourt.com

Tel: 01935 415454

Email: info@chestersharcourt.com

Chesters Commercial Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:-  
i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Chesters Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Chesters Commercial Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.