FOR SALE
Consented Nursery Site or Alternative Use under Class E
Subject to Planning

Chippenham Road, Lyneham, Wiltshire, SN15 4PA

- Opportunity to secure a Freehold 0.5 acre plot within a new development of 200 new 3, 4 & 5 bed homes
- Located between the popular towns of Chippenham and Calne, 23 mins from Swindon & 3 miles south of the M4
- Close to Lyneham Primary School
- Located within landscaped parkland



Hartnell Taylor Cook

Childcare Nursery – Tiger Moth Fields, Lyneham

Location

Lyneham is situated between the Cotswolds and North Wessex Downs, just three miles south of the M4, and a 20 -minute drive away from Swindon town Centre.

Lyneham has a population of approx. 5,460 (2011 Census). The village is also the home of RAF Lyneham.

The plot itself is located at the south-east corner of the Bellway development, known as Tigermoth Fields and is surrounded by Landscaped parkland.

The Nursery site can be accessed via the access road off Chippenham Road at the north east of the site or via one of the many pedestrian and cycle routes.

Construction of the residential scheme is underway and it is estimated that there will be 41 Completions in 2026, 60 Completions in 2027, 49 Completions in 2028, 50 Completions in 2029. All site wide Public open space / infrastructure will be complete before end of 2029.

Description

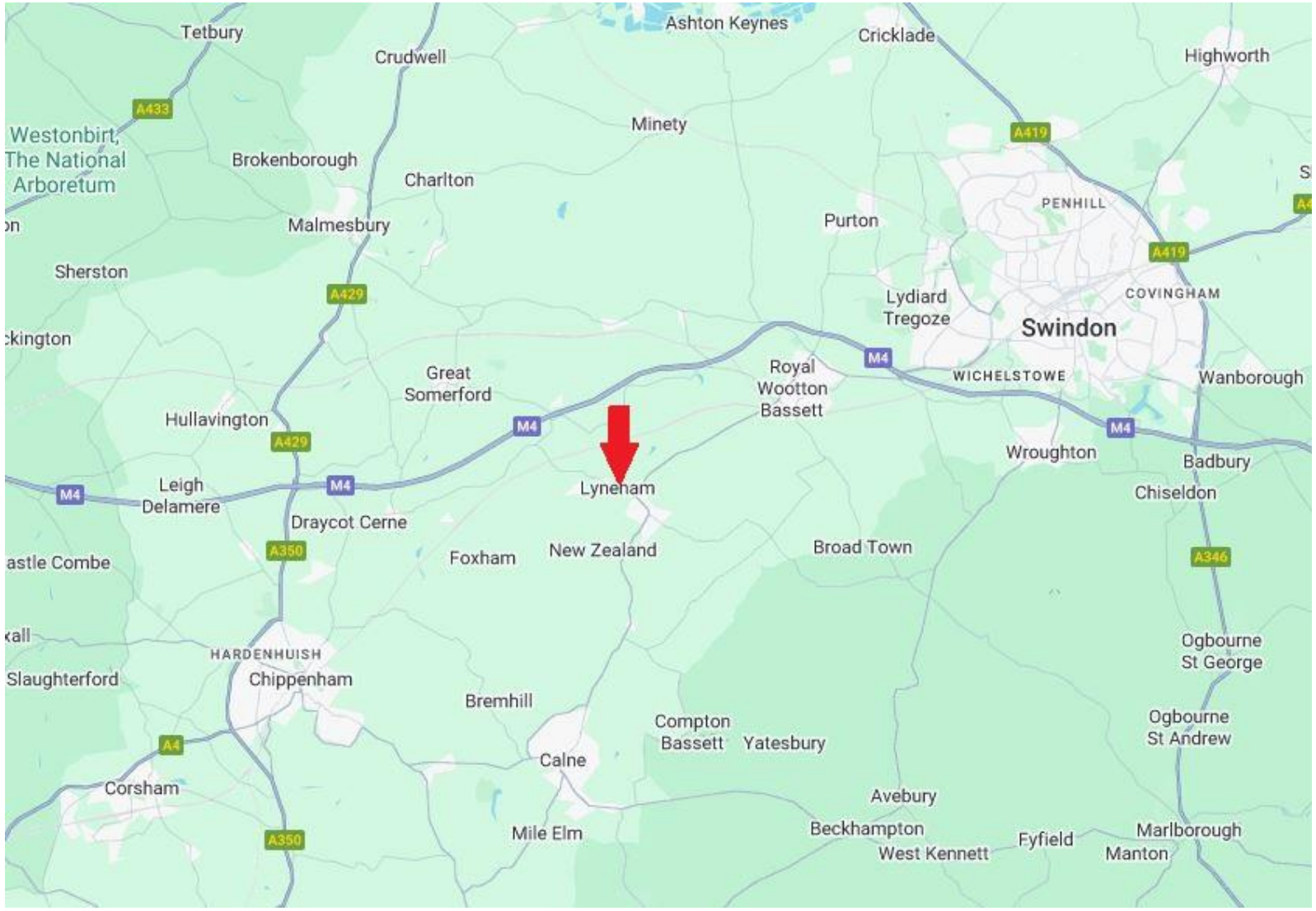
The Childcare Nursery plot extends to circa 0.5 acres (0.2 hectares). It is located within a wider residential development scheme of up to 200 dwellings and an allocation for 2,600 sq. m of business use.

The allocation refers to up to 600 sq. m of D1 Community Uses and proposed scheme drawings are available by requesting access to the Data Room.

The allocated plot sits within a pleasant landscaped section of the development away from the danger of busy traffic routes, as seen in the site plan. It is easily accessible via car, with ample space for staff and customer parking as well as pick-up and drop-off.

The proposed nursery design drawings include a secure external play area. However, the plot is also conveniently located next to an informal recreation zone.

Location Plan



Site Plan



For indication purposes only

Planning & Availability

Planning Consent

The entire site benefits from planning consent for the Demolition of agricultural buildings and the erection of up to 200 dwellings, up to 2,600m2 of B1 Business and up to 600m2 of D1 community uses as well as public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Chippenham Road (Reserved Matters pursuant to Outline application 19/03199/OUT relating to appearance, landscaping, layout and scale).

Copies of the planning permission and associated support documents are available on request and also available via the Wiltshire Council Planning Portal and can also be viewed online using the planning reference PL/2022/07119.

The Outline planning consent provides for up to 600 sq. m of D1 Community Use, which has become Class E. There is a consented scheme for a Childcare Nursery, however it is possible that alternative uses under Class E are possible subject to a separate application.
Details of the consented scheme are available within a Data Room. Should you wish to access the data room, please make contact with the marketing agents.

Tenure

The Freehold is available with vacant possession.
Price on application to the sole agents.

Services

Services will be delivered up to the boundary of the site by Bellway as part of their wider infrastructure delivery and will include:
Electric: 200KVA
Gas: 173kW peak & 173,000kWh AQ
Water

Local Authority/Planning Enquiries

Wiltshire Council
T: 0300 456 0114
W: www.wiltshire.gov.uk

Childcare Nursery – Tiger Moth Fields, Lyneham

Legal & Professional Costs

Each party to bear their own costs incurred in the transaction.

Financial Proposals & VAT

Financial Proposals to be submitted to the sole agents and to be expressed exclusive of VAT.

Viewings

Viewings to be arranged by prior appointment via the sole agents.

The Team

For further information or to arrange an inspection of the site, please contact the below:



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