



Residential Development Opportunity

Land at Hillworth Road,
Devizes, SN10 5HD

Outline Planning Consent for
59 Dwellings



c.10.6 Acres
(4.3 Hectares)

Opportunity Highlights



Opportunity to acquire an excellent greenfield site with **outline planning consent** for 59 residential dwellings



Gross site area extending to approximately **10.6 acres** (4.3 hectares)



Situated in a **desirable location** benefitting from **exclusive views** and within walking distance of Devizes town centre



All BNG requirements are **deliverable on-site**



For sale by **Informal Tender**



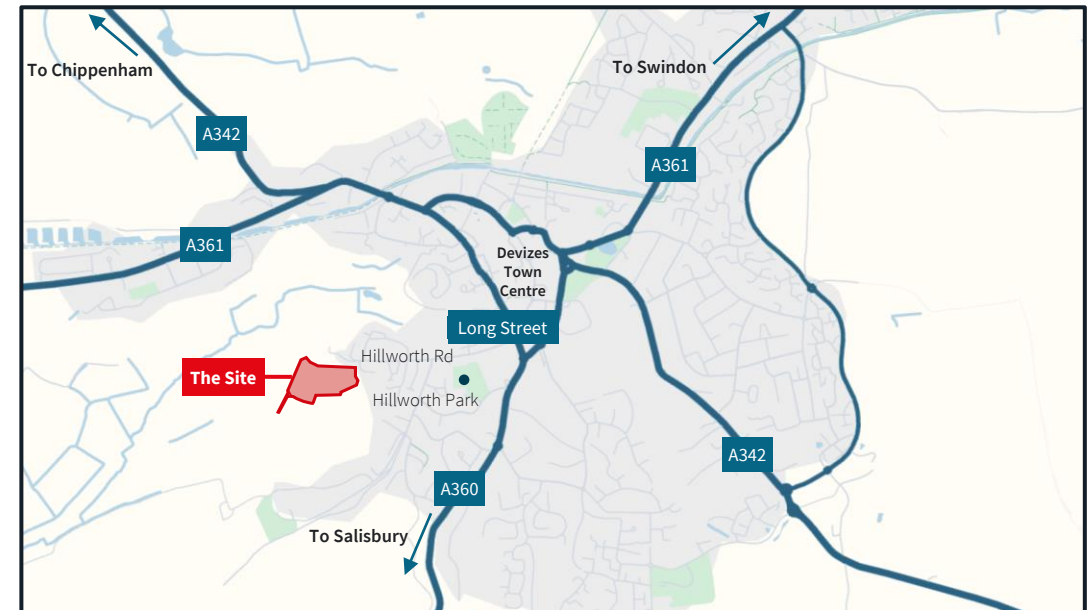
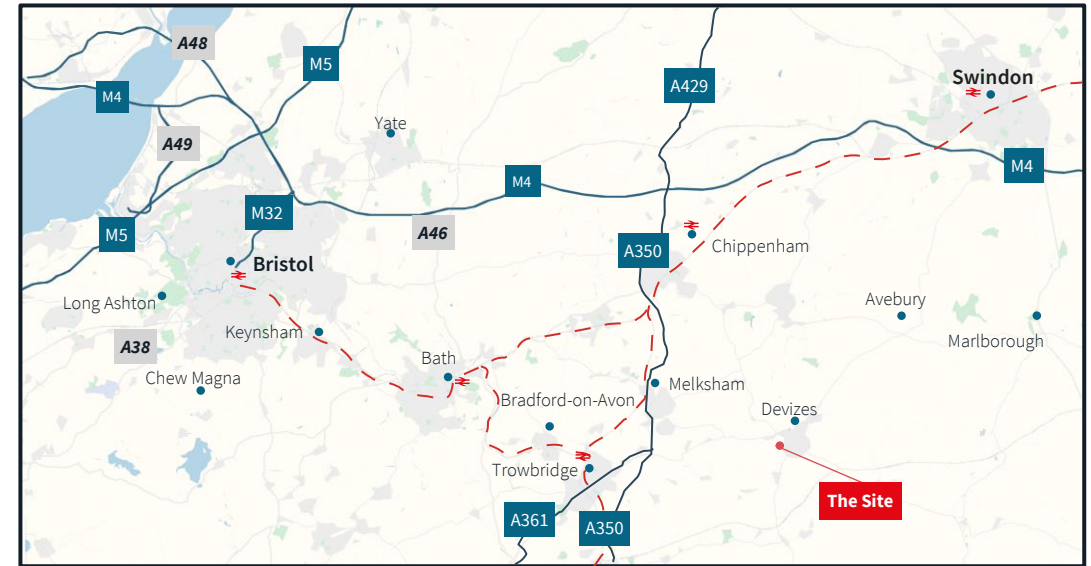
Freehold



Indicative CGI Image

Location

- The site is located on the southwestern fringe of the sought after market town of Devizes, Wiltshire. The town benefits from a rural location with outstanding surrounding countryside, situated on the edge of the North Wessex Downs.
- The historic town has a variety of characterful shops, cafes, and restaurants, offering a mix of independent boutiques and well-known high street brands centred around The Market Place main square.
- Devizes is well connected by road via the A361 to the north of the site providing convenient access to nearby cities such as Bath, Salisbury and Swindon. The A350 is within reach via Chippenham, providing access to the M4 to the north for London and South Wales.
- The site is currently accessed from Hillworth Road which is a residential street with existing housing. A new access road is proposed off John Rennie Close which will provide vehicular and pedestrian access to the development.



Description & Planning

Description

The gross site area extends to approximately 4.3 hectares (10.6 acres) consisting of undeveloped greenfield land and is broadly rectangular in shape, as shown on the Illustrative Masterplan. The site has previously been used as agricultural pastureland and benefits from exceptional views to the south overlooking Hartmoor.

The site represents a rare opportunity to acquire a well-located site within a desirable village location with outline planning consent for 59 dwellings. The proposed scheme offers a fantastic development opportunity to deliver a residential scheme which is likely to attract strong consumer demand given the proximity to local amenities.

The location is highly sustainable for housing with the closest convenience store within a 4-minute walk to the east of the site and Hillworth Park within approximately a 10-minute walk towards the town centre.

Planning

The site benefits from outline planning consent from Wiltshire Council for residential development of up to 59 dwellings and associated works with all matters reserved except access (planning ref: PL/2022/00867). The consented scheme was granted outline planning permission at appeal on 13 October 2023.

Wiltshire Council’s CIL charging schedule (adopted May 2015) states the applicable rate for residential accommodation is £85/m², as the site falls within charging zone one, subject to indexation. A full schedule of the S106 financial contributions is available in the data room.

The outline consent seeks 30% of the total dwellings to be provided as affordable housing provision, comprising 60% Affordable Rented Units and 40% Shared Ownership Units. Of the total affordable housing provided, 10% are to be Adapted Units. The mix of the units, in terms of their size, is to be submitted at the time of any future Reserved Matters application.



Proposed Accommodation Schedule

House Type	Beds	Indicative Size		Tenure			Total
		Sq ft	Sq m	Open Market	Affordable Rent	Shared Ownership	
Type A FOG	2	775	72	1			1
Type B	2	850	79	2	3	4	9
Type C	3	975	90.6	7	2	2	11
Type D	3	1,050	97.5	5			5
Type E	3	1,100	102.2	6			6
Type F	3	1,275	118.5	3			3
Type G	4	1,275	118.5	4			4
Type H	4	1,325	123.1	5			5
Type J	4	1,700	157.9	9			9
Type K Apartment	1	538	50		5		5
Type L Bungalow	2	850	79		1		1
Total		65,390	6,075	42	11	6	59

Additional Information



Legal & Title

The site is held Freehold. Offers are only invited for the consented element of the wider freehold (see Illustrative Masterplan). Further Title information is available in the data room.



VAT

The Property is not currently elected for VAT however it is in the Vendor's interest to elect to charge VAT on the property. The Access Option Land is elected for VAT.



Anti Money Laundering (AML)

The successful purchaser will be required to provide certain identification documents before the transaction is completed.



Viewings

Whilst an element of the site is visible from Hillworth Road, the site is secured, and viewings are by appointment only. Please contact JLL directly to arrange access.



Services

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.



Data Room

The vendor has undertaken a significant amount of intrusive geotechnical investigations to support the sale. A full suite of reports comprising the relevant planning and technical information undertaken to date is available in the data room. Please contact JLL for login details.



Legal and Professional Costs

Each party will be responsible for their own legal and professional costs in connection with the purchase.



Retained Access

The vendor will require a right of access through the scheme to the agricultural land to the south of the development. The purchaser is to provide the access route and relevant boundary treatments. See data room.



Access Option Land

The access to the consented scheme crosses a parcel of land held by the Wiltshire Council (Title no. WT112875), which lies adjacent to John Rennie Close, and is subject to an option agreement whereby 33% of the land value is payable to the Council. Please contact JLL for further information.



Method of Sale

The Freehold interest is offered for sale by Informal Tender. The vendor's preference is for an unconditional sale. Offers subject to reserved matters may be considered on their own merits.

Full details relating to the submission of offers and bidding guidance are contained within the data room.

Offers are to be submitted by email to Nicholas Rumble (nicholas.rumble@jll.com), Daniel Jay (daniel.jay@jll.com) and Martha Freer (martha.freer@jll.com) of JLL by midday Thursday 12th June 2025.

The vendor is not obliged to accept the highest offer or indeed any offer. They reserve the right to interview prospective purchasers and seek best and final bids, if necessary.

Site Photos





For Further Information

Please Contact:

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