SWINDON 16 DEVELOPMENT SITE

FOR SALE

13 ACRES (5.26 HECTARES)

(Subject to Planning)



For indicative purposes only.

JUNCTION 16 | M4 MOTORWAY | SWINDON

Immediately adjacent to the recently consented Moto Motorway Rest Area

SWINDON 16

The site is strategically situated immediately to the south east of Junction 16 of the M4 Motorway at Swindon adjacent to the recently consented Moto Motorway Rest Area.

13 ACRE
DEVELOPMENT SITE FOR SALE



For Indicative purposes only.

SWINDON 16

STRATEGIC LOCATION

0.4 MILES | 1 MIN
JUNCTION 16, M4

KEY RETAIL HUBS

3.5 MILES | 9 MINS
SWINDON DESIGNER OUTLET

WORLDWIDE CONNECTIONS

44 MILES | 1 HR
BRISTOL AIRPORT

68 MILES | 1 HR 14 MINS
HEATHROW AIRPORT

PORT CONNECTIVITY

45 MILES | 49 MINS
ROYAL PORTBURY DOCKS

66 MILES | 1 HR 21 MINS
SOUTHAMPTON PORT





The site is in close proximity to the DoubleTree by Hilton and Holiday Inn Express hotels, Lydiard Fields, Windmill Hill Business Park and the Blagrove Industrial Estate.

Swindon town centre is approximately 4 miles and Royal Wootton Bassett High Street approximately 2 miles.

what3words: ///grass.pictured.wager

DRIVE TIMES

Bristol	32 miles	30 minutes
Gloucester	39 miles	40 minutes
Oxford	49 miles	56 minutes
Portsmouth	81 miles	1 hour 27 minutes
Birmingham	100 miles	1 hour 43 minutes
London	80 miles	2 hours 4 minutes

DESCRIPTION

The site is currently laid to pasture and is broadly level with a long boundary with the M4 Motorway to the north and excellent road frontage facing onto the B4005 to the south.

On completion of Moto's highway improvement and access works, the site will be accessed by way of a new roundabout to be constructed by Moto at their cost on the adjoining site.

SITE AREA

Approximately 13 acres (5.26 hectares) as shown for identification purposes on the site plan.

TITLE

The property is registered under Title numbers WT228458 and WT302327.

NEW ROUNDABOUT
TO BE CONSTRUCTED

13 ACRES APPROX.
(5.26 HECTARES)



PLANNING

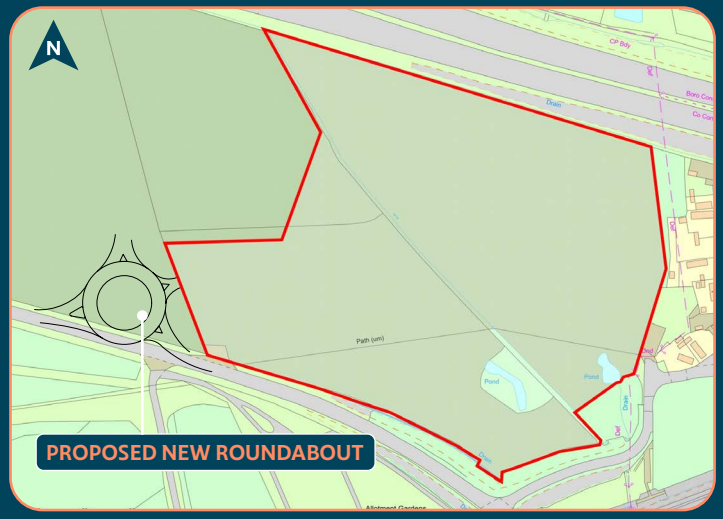
The site is currently greenfield and is not allocated for alternative use within the Local Plan – The Wiltshire Core Strategy (adopted 2015).

A new Local Plan is being prepared under an accelerated 30-month programme, which commenced on 30 October 2026, with a target adoption date of April 2029.

It is generally perceived that there is a significant shortage of employment land in the Swindon and North Wiltshire areas.

In July 2026, Moto was granted consent for a new Motorway Rest Area (MRA) to provide up to 241 car parking spaces, 63 HGV spaces, coach and caravan parking, amenity building, fuel filling station and new roundabout access from B4005. For further information and full document review, please see Wiltshire Council's Planning Register - Application Reference PL/2023/09142. This land was also greenfield and not allocated for alternative use prior to the application.

In May 2026 Dick Lovett was granted consent for a new car dealership and ancillary preparation centre on approximately 10 acres immediately to the south west of J16. The land was greenfield and not allocated. Application Reference PL/2025/00700.



SERVICES

Interested parties will need to make their own enquiries in respect of services.

RESTRICTED USES

Please note that there will be a restrictive covenant in respect of the following uses:

- Class A1 - retail units for the sale of food or drink to the public
- Class A3 - cafe or restaurant
- Class A4 - pub or drinking establishment
- Class A5 - hot food takeaway
- Class C3 – dwelling houses
- Petrol filling station, motorway service area, waste recycling centre, truck stop or travellers site
- For the charging of electric vehicles or as an electric forecourt but excluding the installation of electric vehicle chargers ancillary to permissible uses

METHOD OF SALE

Offers are invited for the freehold interest on both a conditional and unconditional basis.

ANTI-MONEY LAUNDERING

Purchasers will be required to provide identity information in order that anti-money laundering checks can be undertaken before an offer can be accepted.

LEGAL & PROFESSIONAL COSTS

Each party is to be responsible for its own costs.

FURTHER INFORMATION

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