



c.8 ACRES
(3.23 hectares)



DEVELOPMENT
OPPORTUNITY

FOR SALE

Land at Semington,
Wiltshire, BA14 6JS



OPPORTUNITY HIGHLIGHTS



Opportunity to acquire an excellent greenfield site with **significant development** potential (subject to planning)



Situated in a desirable village location with **strong connectivity**



Gross site area extending to approximately **8 acres** (3.23 hectares)



Offers invited on both an **unconditional** and **subject to planning** basis. Alternative proposals (**promotion/option agreement**) will also be considered.



For sale by **Informal Tender**



Freehold

LOCATION

- Located in the village of Semington, Wiltshire, the site offers a blend of rural charm and convenient accessibility just c.2 miles south of the historic market town of Melksham and c.12 miles south-east of Bath.
- The A350 and A361 are in close proximity to the site connecting Melksham to the north and Trowbridge to the south. The A350 connects the site to Junction 17 of the M4 situated c.13 miles north.
- The nearest railway station is located in Trowbridge which provides services to Bristol and the wider national railway network. The nearby bus stop offers regular local bus routes and a direct service to Bath.



OPPORTUNITY OVERVIEW



The site represents a rare opportunity to acquire a well-located, greenfield site within a desirable village location with significant development potential (subject to planning).



The gross area of the site extends to c.8 acres (3.23 hectares) and consists of undeveloped greenfield land.



The site is bordered by residential properties to the west, and agricultural farmland to the north and east. The site is situated on the high street within walking distance of a range of local amenities plus the Wiltshire & Bath Independent Living Trust Centre.



The site offers an excellent opportunity to develop and deliver a residential led scheme (subject to planning) which is likely to attract strong demand given the proximity to the local amenities.

INDICATIVE SITE BOUNDARY



DESCRIPTION & PLANNING

Description

The site comprises an undeveloped agricultural parcel of land, with some trees and hedgerows along the northern, southern and (parts of) the western boundaries. The site covers a gross area of approximately 8 acres (3.3 hectares).

The site is accessed from High Street on its western boundary. The opposite side of High Street is comprised of residential streets and some employment units known as Turnpike Estate. A bus stop is also located immediately adjacent to the western boundary, which provides services to Chippenham (north) and Frome (south).

Planning

A detailed planning note produced by JLL's planning team is available in the data room.

Wiltshire Council is in the process of preparing a new Local Plan, known as the 'Wiltshire Local Plan (2020 – 2038)'.

The site has a varied planning history with a number consents and applications, the most recent being the 'Erection of a 60 bed care home and 18 extra care suites, shop, access and parking' which was approved in 2011. However, the permission was not implemented and is considered to have now elapsed.

A request for pre-application advice was made in June 2023 supported by a 'Design Booklet' prepared by Harris Irwin Architects providing options for a C2/C3 residential scheme. Please see adjacent 'Indicative Pre-Application Scheme Designs'. A formal pre-application response letter was issued by Wiltshire Council on 11 December 2023. Further information is available in the data room.

The site does not sit within a Conservation Area. Much of the site is at no risk to flooding, however a very small portion of the south of the site comprises medium (Zone 2) and small levels of high risk (Zone 3) flood zone. Two public footpaths pass through the site currently, SEMI15 from the southwest corner towards St George's Church, and SEMI16 along the northern boundary.

Indicative Pre-Application Scheme Designs (C2/C3)



RESIDENTIAL FEASIBILITY



An indicative design feasibility exercise has recently been undertaken by Pad Design to consider a potential residential led scheme layout.

No formal pre application process has been undertaken in relation to this scheme design; however, the adjacent indicative scheme provides context as to the potential scale and density of a residential scheme.

A copy of the residential sketch layout which comprises a mix of 2, 3, 4 and 5 bedroom houses is available in the data room along with an indicative accommodation schedule.

ADDITIONAL INFORMATION



Legal & Title

The site is held Freehold. Further details and title information is available within the data room.



VAT

To be confirmed. Please state offers, exclusive of VAT.



Anti Money Laundering (AML)

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



Viewings

The site is visible from the public highway; however, viewings are strictly by appointment only with the sole agents, JLL.



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.



Data Room

A data room has been prepared containing supporting technical and planning information. Please contact JLL for login details.



Legal Costs

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



Method of Sale

The Freehold interest is offered for sale by Informal Tender.

Offers are invited with both unconditional and conditional offers (subject to planning) being considered.

Alternative proposals (promotion/option agreement) will also be considered on their own merits.

As a disposal on behalf of a charity, for your offer to be compliant please respond to the specific requirements set out in the bid pro-forma.

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 Friday 28th February 2025.

The acceptance of any proposals will be balanced between the financial offer and the risk of delivery, including in the context of planning risk.

The vendors are 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.

FOR FURTHER INFORMATION

PLEASE CONTACT:

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