

FOR SALE BY INFORMAL TENDER

TENDER DEADLINE: 12 NOON ON WEDNESDAY 15TH DECEMBER 2021

a Residential Development Site with

Full Planning Permission for 3 Dwellings at

23-27 Woodland Road, Patney, Devizes, Wiltshire, SN10 3RD



OFFERS IN EXCESS OF: £250,000 (LOT 1), £200,000 (LOT 2), £200,000 (LOT 3)

- Permission to demolish three existing dwellings & erect three new build dwellings & garages;
- Train Pewsey to London Paddington from 67 mins;
- Unique opportunity to develop high quality homes;
- Net Internal Area: 321.52 sqm (3,461 sqft);
- Located in an attractive Wiltshire village;
- Available as a whole or in up to three lots;

M4 J16 – 15.23 miles (38 mins)

Marlborough – 9.84 miles

A342 Junction – 1 mile (5 mins)

Pewsey Railway Station – 5.63 miles

Devizes – 4.44 miles



DESCRIPTION

A unique opportunity to purchase a site in a small Wiltshire village with detailed planning permission to build up to three dwellings. Permission has been granted for the three existing terraced cottages to be demolished to allow the construction of three new detached dwellings. The property is available as a whole or in up to three lots.

23-27 Woodland Road comprises a terrace of three former agricultural worker cottages. The dwellings are all vacant, however one was occupied as recently as summer 2021. 23 & 25 Woodland Road both comprise two bedroom cottages with upstairs bathrooms, while 27 Woodland Road comprises a three bedroom cottage, with downstairs bathroom.

LOCATION

Patney is a popular rural village in the beautiful Pewsey Vale, surrounded by rolling hills and open countryside. The neighbouring villages of All Cannings, Marden and Chirton provide parish churches and an excellent selection of primary schools and public houses. The historic market town of Devizes is just over four miles west providing a further range of facilities including a leisure centre, cinema, theatre, schools for all ages and town centre shopping.



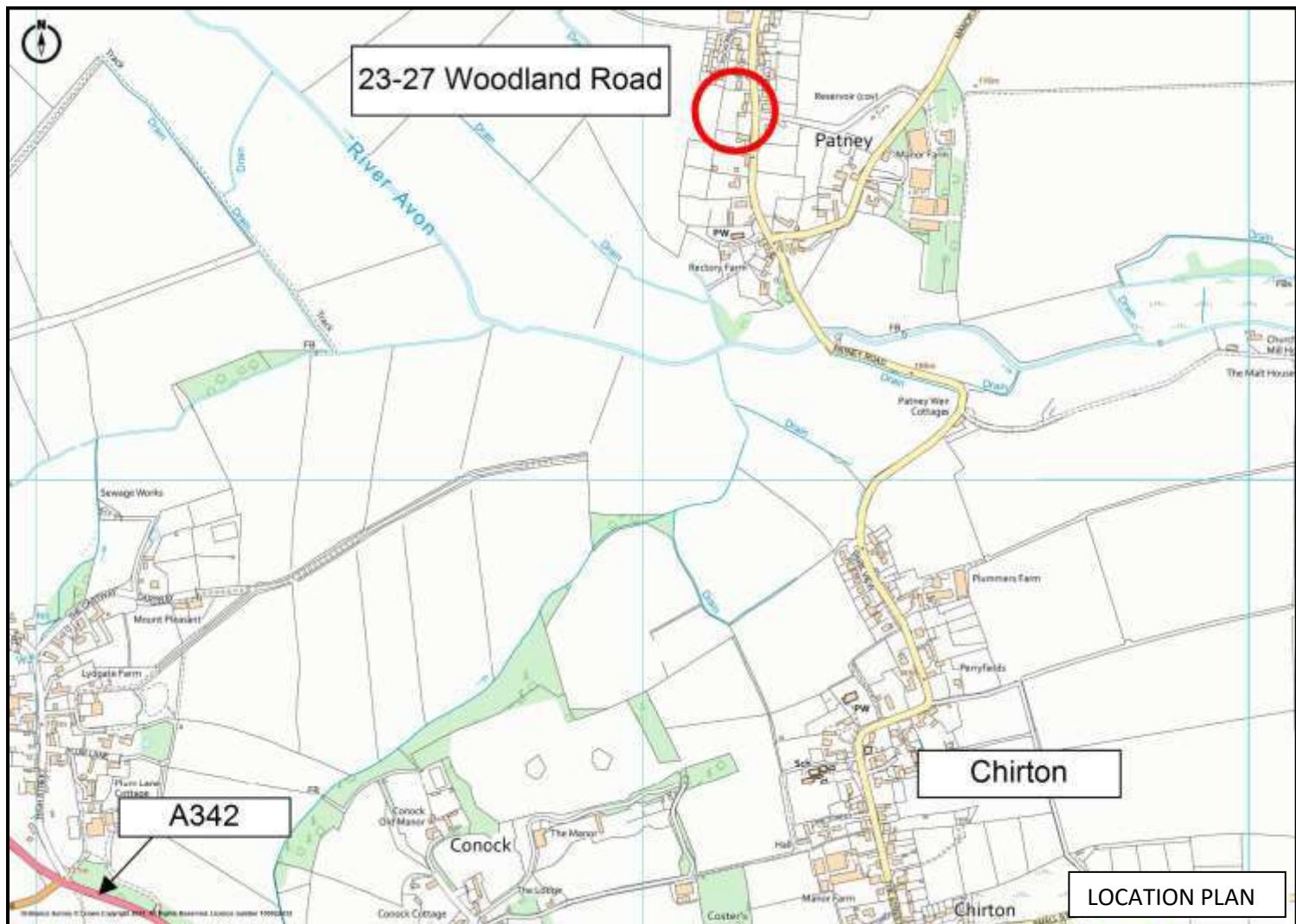
The area benefits from fantastic transport links being located to the north of the A342, connecting the towns of Andover and Devizes. A main line railway station can be found in Pewsey providing regular services to London Paddington and the West Country. J16 of the M4 can be reached in under 40 minutes and the A303 is less than 12 miles to the south allowing easy access to towns further afield.

The Patney area is highly sought after, with the small village being part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). There are excellent opportunities for walking, riding and cycling along the downs, and fishing on the River Avon. Racing is available at Newbury and Wincanton with golfing at the nearby Upavon Golf Club. An excellent selection of schools can be found at both primary and secondary levels, in the state and private sector including Dauntsey's School, Marlborough College, St Mary's Calne and Devizes School.

The site itself is located centrally within the village, and benefits from rural views, with the garden of Lot 1 backing directly onto open countryside. A bridleway is located opposite the entrance to the site, giving access to walks in the surrounding countryside.

DIRECTIONS

Full address: 23-27 Woodland Road, Patney, Devizes, Wiltshire, SN10 3RD. Please see the below plan for reference.



PLANNING

Wiltshire Council granted full planning permission for *Demolition of three existing cottages and garage block and erection of three detached dwellings (resubmission of 15/06250/FUL)* on 10th December 2019. The planning documents can be found on Wiltshire Council's planning website under reference number 19/09920/FUL.

Further details, including planning conditions, can be found on Wiltshire Council's planning portal or on WebbPaton's online data room which can be found at www.woodlandroadpatney.co.uk. To access the data room please contact WebbPaton.



The current cottages, as seen below, are in a state of disrepair and have planning permission to be demolished.

EXISTING TERRACE OF COTTAGES



LOT 1 – NEW BUILD DWELLING – 157.28m² (1,693ft²) excluding garage

Lot 1 totals approximately 0.36 acres (0.15 hectares) and is shown shaded blue on the sale plan.

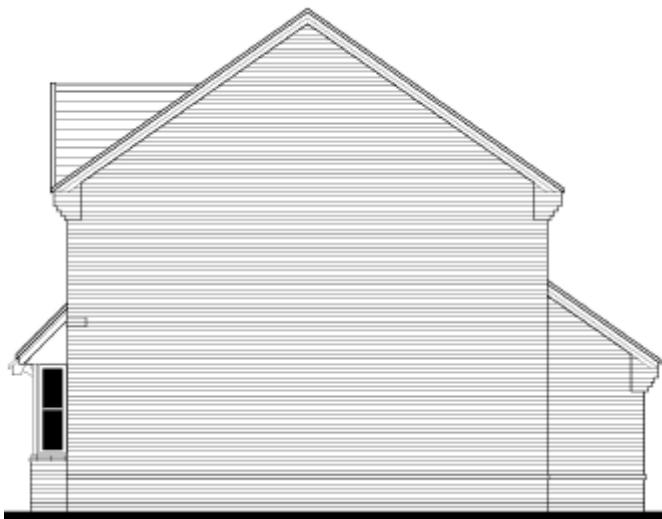
A four bedroom detached dwelling of a brick and part timber cladding design, under a slate tile roof. The property features a very good sized garden to the rear, with countryside views to the west. The dwelling will benefit from a separate access point. The ground floor will comprise of an open plan kitchen and lounge/dining area, both of which will have double doors opening onto the rear garden. There will also be a separate study and downstairs w/c. On the first floor there will be four double bedrooms, two of which are en-suites and a large family bathroom.



Front Elevation



Rear Elevation



Side Elevation



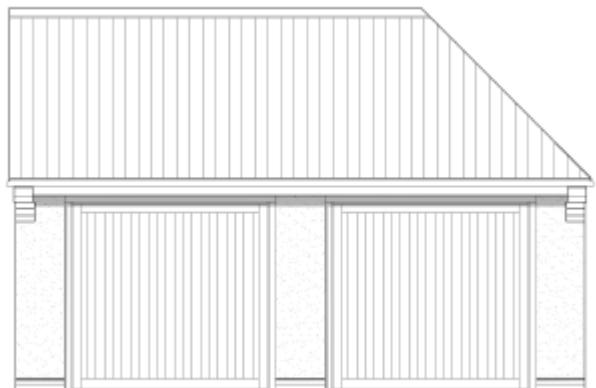
Side Elevation



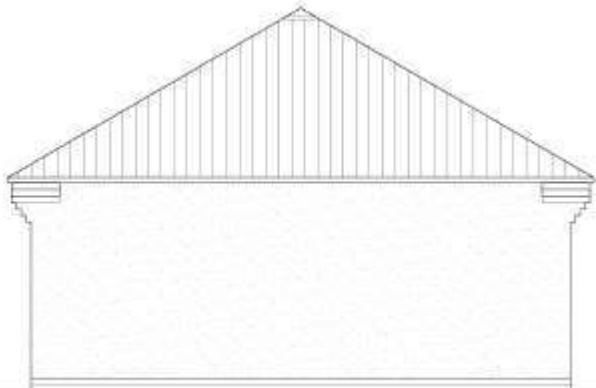
Ground Floor Plan



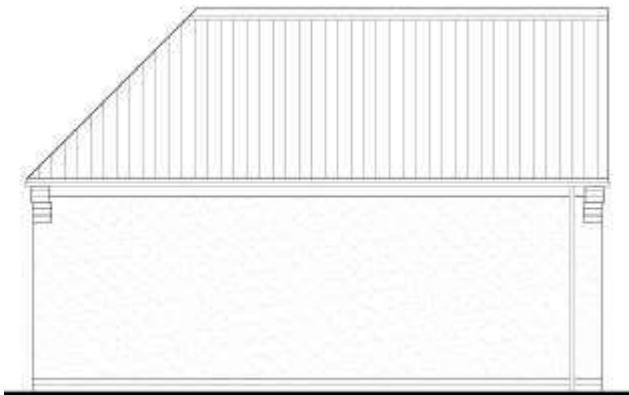
First Floor Plan



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Garage Elevations

LOTS 2 & 3 – NEW BUILD DWELLINGS – 82.12m² (884ft²) each (excluding garage)

Lot 2 & 3 each total approximately 0.10 acres (0.04 hectares). Lot 2 is shown shaded red on the sale plan, with Lot 3 shaded yellow.

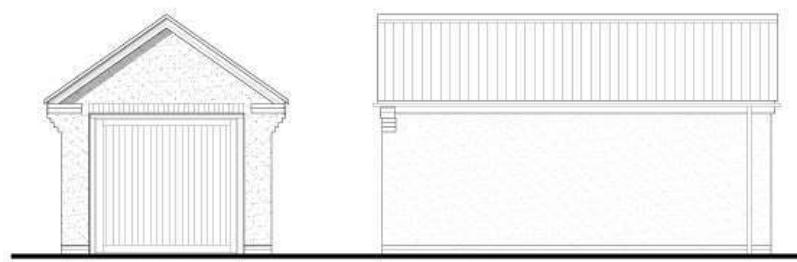
A pair of three bedroom detached dwellings, of a brick and part timber cladding design, under a slate tile roof. The properties feature individual gardens to the rear and a shared access point to the front. Each dwelling will comprise of an open plan kitchen/diner, good sized lounge and downstairs w/c. On the first floor, there will be two double bedrooms of which one is an en-suite, one single bedroom and a large family bathroom.



Front Elevation

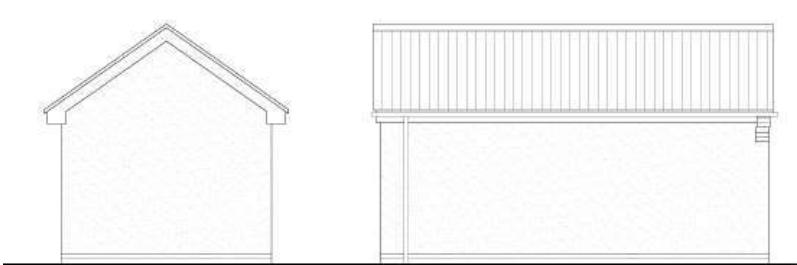


Rear Elevation



FRONT ELEVATION

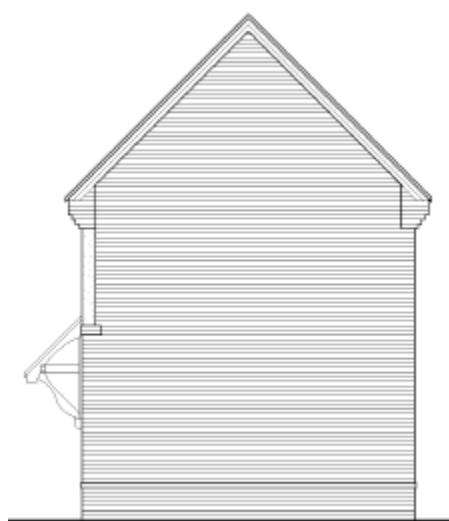
SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

Garage Elevations



Side Elevation



Ground Floor Plan



First Floor Plan

Proposed Site Layout

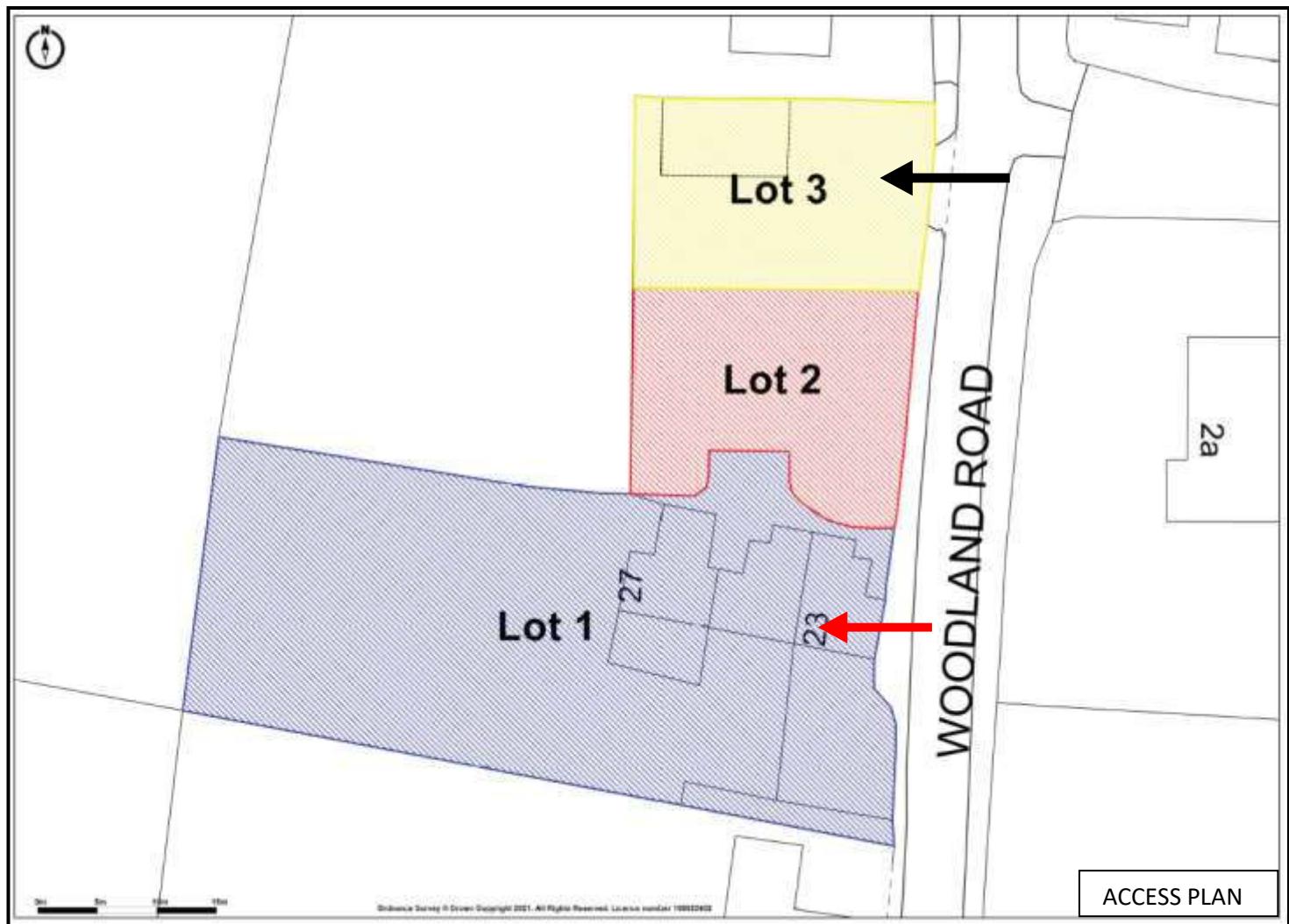
Sketch Layout 1:500



ACCESS

The current planning permission stipulates that the entrance to Lots 2 and 3 is directly from Woodland Road, via the existing access point, as seen by the black arrow on the below plan. A new access will be created to serve Lot 1 as an individual dwelling approximately 20m north of the southern boundary as indicated by the red arrow. Vehicles will be able to enter and exit onto Woodlands Road in a forwards gear.

The Purchaser of Lot 2 will be granted a right of way, at all times and for all purposes, over a specified route across Lot 3, subject to a fair usage maintenance payment.



GUIDE PRICE:

Offers are invited for individual lots in excess of £250,000 for Lot 1, £200,000 for Lot 2 and £200,000 for Lot 3. Offers are also invited for the site as a whole, in excess of £650,000.

Please note: due to the planning conditions, if you are intending to retain the existing cottages, offers will not be accepted on Lot 1 only, offers must be given on the whole.

TENDER DEADLINE:

Written or email Tenders are to be submitted to Messrs WebbPaton's office by 12 noon on **Wednesday 15th December 2021**. Offers should be submitted by email to helen@webbpaton.co.uk or in a sealed envelope to the WebbPaton office, address below, marked "**For the attention of Helen Wiltshire – Woodland Road, Patney - Tender**".

LAND REGISTRY TITLE NUMBER

The Property offered for sale is registered at the Land Registry under part of Title Number WT97218.

SECTION 106 PLANNING OBLIGATIONS

There are no Section 106 payments required.

AFFORDABLE HOUSING

No affordable houses are required.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

CIL is payable in accordance with the Council's charging schedule under the planning permission reference 19/09920/FUL. It is the responsibility of the potential purchaser to make their own enquiries and further information can be seen on <https://www.wiltshire.gov.uk/article/2435/Community-Infrastructure-Levy>.

CLEARANCE OF DWELLINGS TO ENABLE THE DEVELOPMENT

The clearance of the existing three dwellings will be the responsibility of the Purchaser.

VAT

The land is currently not registered for VAT.

SERVICES

The site benefits from an existing mains electricity connection, with an electricity and telegraph pole located on the site, adjoining the entrance. A second telegraph pole is located on the southern site boundary.

A mains water distribution supply and public sewer run along Woodland Road, to the east of the existing dwellings. As far as we are aware, there is no main gas supply to the site.

A detailed services report giving more detail on the above is available on the data room. Potential purchasers are to make their own enquiries.

OVERAGE

The property will be sold subject to an overage clause which will be applicable if any further residential floor space is created within the site, including the large garden included as part of Lot 1. The overage will be based on 30% of the increase in value less the cost of obtaining planning permission. Such an overage is to be in place for 30 years. Please note the Vendor will consider alternative overage proposals.

LEGAL COSTS

The successful Purchaser's Solicitor is to provide a legal undertaking of £10,000 plus VAT to the Vendor's Solicitor in the event that there are abortive legal fees incurred if the Purchaser is to pull out of the sale. This is also to cover the Vendor pulling out due to the agreed Heads of Terms being altered by the Purchaser. All other legal costs will be the responsibility of each party.

WEBBPATON DATAROOM

An online data room is available at www.woodlandroadpatney.co.uk. Please contact WebbPaton for the password to access this site.

FURTHER INFORMATION

Further information is available from Helen Wiltshire or Pippa Wildern at WebbPaton who can be contacted on 01793 842055 or by emailing post@webbpaton.co.uk.

VIEWINGS

All viewings are to be arranged through Helen Wiltshire or Pippa Wildern at WebbPaton on 01793 842055.



Particulars produced November 2021

IMPORTANT NOTICE

WebbPaton for themselves and the Vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.



Residential Development Land Consultants

The Land Agents Who Act for Farmers

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