

RESIDENTIAL DEVELOPMENT LAND



LAND & DEVELOPMENT
CHARTERED SURVEYORS



Land off Restrop Road, Purton, Swindon SN5 4BP

47 DWELLINGS

8.78 acres (3.55 hectares)

FOR SALE by Informal Tender

RESIDENTIAL DEVELOPMENT LAND

47 DWELLINGS

SITUATION

A rare and unique residential development opportunity in the rural picturesque village of Purton, near the well known town of Swindon in the county of Wiltshire. Purton is a vibrant and conveniently located village with a good range of shops and amenities. There are an excellent choice of schools and colleges in the area. Swindon, approximately 6 miles east of Purton, offers a continually expanding and improving shopping centre, together with a wide choice of leisure facilities including golf, ice skating, swimming, country and water parks.

Travelling connections are excellent with the M4, Junction 16 about 4.5 miles distant and Swindon Railway Station about 5.5 miles putting London (Paddington) within about 1 hour travelling time.



THE PROPERTY

The Property is situated to the south of Purton. It comprises 2 pasture fields. The property extends in all to about 8.78 acres (3.55 hectares). The fields are mainly bounded by mature hedgerows. Beyond the site, there are open countryside views to the south. Vehicular access can be taken from Restrop Road.

PLANNING CONSENT

Outline planning permission was granted by Wiltshire Council on 20th July, 2022 (Application Reference No. 21/01155/OUT) for the construction of up to 47 dwellings with associated landscaping and vehicular and pedestrian access off Restrop Road (all matters reserved except means of vehicular access). Further details are available in an online data room from the Selling Agents.

SECTION 106 AGREEMENT

The buyer will purchase the land subject to a Section 106 Agreement and any bids will need to take into full account the obligations set out within the Agreement.

AFFORDABLE HOUSING

For the avoidance of doubt, the Section 106 Agreement commits the buyer to provide a minimum of 40% affordable houses with a split tenure mix of 60% affordable rented housing and 40% shared ownership.

LETTERS OF RELIANCE

Letters of Reliance shall be provided in the normal way, full details of which are included in the Information Pack.

GROUND CONDITIONS

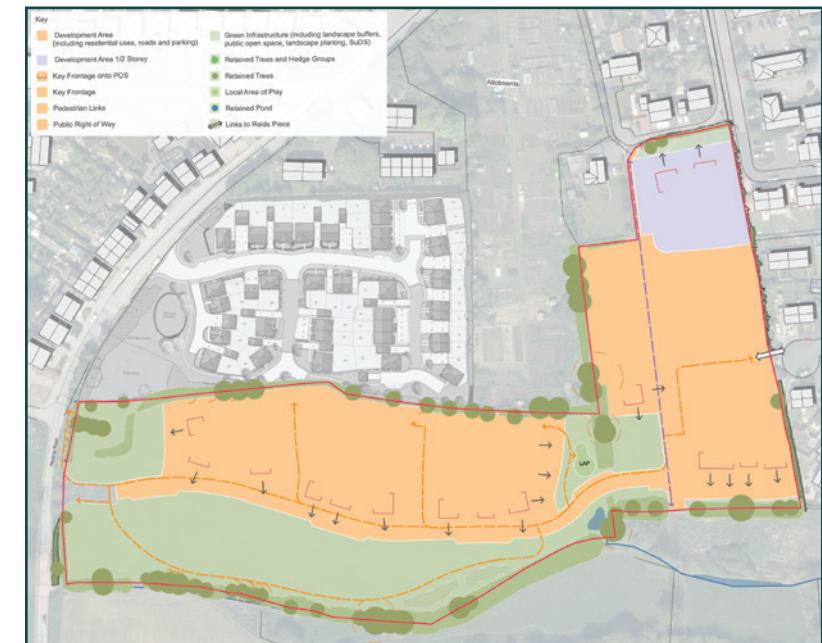
A ground investigation survey has been undertaken. A Factual Report is anticipated to be available prior to the tender deadline and will, on receipt, be circulated to all potential buyers who have registered an interest in the property.

INFORMATION PACK

Detailed information is available in an online Data Room.

- Planning Application, Appeal Decision and Approved Plans
- Section 106 Agreement
- Planning Design and Access Statement
- Transport Assessment
- Flood Risk and Drainage Management
- Ecology Report

Details of the online data room are available from the Selling Agents. Please contact Anthony Wright on 01666 318 992 or anthony@ajwlanddevelopment.co.uk for further information.



METHOD OF SALE

Prospective buyers are invited to submit offers to AJW Land & Development Ltd by **12 Noon on Wednesday 5th October, 2022**. Written offers should be submitted in a sealed envelope and sent to AJW Land & Development Ltd, Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES and titled "For the attention of Mr. A.J. Wright – Land at Purton". Emailed offers should be sent to anthony@ajwlanddevelopment.co.uk. Contracts are to be exchanged on or before Wednesday 23rd December, 2022. This date must be strictly adhered to.

INTERVIEWS

The preferred buyer(s) and their technical team will be invited to attend an interview at AJW Land & Development's office to discuss their offer on 11th October, 2022.

SERVICES

Mains services are understood to be available with connections agreed in principle as part of the Outline Planning consent. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are readily available.

TENURE AND POSSESSION

The property is freehold with vacant possession.



RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER.
Tel: 0300 4560 1000.

VAT

VAT will be charged on the sale price of the property.

PROMOTER

The property has been promoted by Hollins Strategic Land, Suite 4, 1 King St, Manchester M2 6AW. Tel: 0161 300 6509. www.hsland.co.uk
Contact: Paul O'Shea

SELLER'S SOLICITOR

JMW Solicitors, Byrom Place, 1 Byrom Street, Manchester M3 3HG. Tel: 0345 8726666. FAO. Mr. Paul Burton.

VIEWING

By appointment through the Selling Agents (01666 318992).



LAND & DEVELOPMENT
CHARTERED SURVEYORS



Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES
anthony@ajwlanddevelopment.co.uk www.ajwlanddevelopment.co.uk

01666 318 992 07552 044 742

These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: August 2022.