

LAND AT BROADFIELD FARM

Great Somerford, Wiltshire, SN15 5EL



MOORE ALLEN
& INNOCENT

RESIDENTIAL DEVELOPMENT LAND

Broadfield Farm, Great Somerford, Wiltshire, SN15 5EL

Detailed Planning Permission for up to
20 DWELLINGS

The consented land extends to about 2.42 acres
(0.97 hectare)

For sale by Informal Tender

Offers to be submitted by 12 Noon on 17th July, 2019 to
Moore Allen and Innocent's Tetbury Office



Situation

Great Somerford is a village in the Vale of Dauntsey situated about midway between the market towns of Malmesbury and Chippenham (each about c.7 miles). Great Somerford provides a post office, public house and a primary school. More extensive facilities are available in Malmesbury, Swindon and Chippenham. Communications are excellent with the M4 motorway junction 17 being 2 miles south and Chippenham Rail Station being 7 miles south putting London (Paddington) just over 1 hour travelling distance.

The Property

The property is situated on the southern edge of Great Somerford. The consented area comprises a range of farm buildings extending in all to 2.42 acres (0.97 hectare) bounded by fencing to the north and east and open countryside to the south. Vehicular access is from the Lower Seagry Road onto a tarmac driveway.

Planning Consent

Detailed planning permission was granted by Wiltshire Council on 20th April, 2019 for the construction of up to 20 dwellings (Ref: 17/12502/FUL). Further details are available in an online data room.

Section 106 Agreement

The buyer will purchase the land subject to a Section 106 Agreement and any bid will need to take into full account the obligations set out within the Agreement. In addition, the Planning Permission requires the developer to provide a footpath connection to the village centre prior to the occupation of dwellings on site. It is expected that all offers received will take full account of the obligations set out within the Agreement, and the conditioned infrastructure requirements.

Affordable Housing

For the avoidance of doubt, the Section 106 Agreement commits the buyer to provide a minimum of 8 affordable houses split between 60% rented units and 40% shared ownership units.

- 1 bed flat/ house 25%
- 2 bed house 50%
- 3 bed house 25%

Community Infrastructure Levy

The buyer will be responsible for any Community Infrastructure Levy Charge. Wiltshire Council have confirmed that the current CIL liability charge based on the chargeable floor area for the approved development would be £189,905.50.

Online Data Room

Detailed information is available in an online data room, to include:

- Land Registry Titles
- Planning Application, Decision Notice and approved plans
- S.106 Agreement
- Design & Access Statement
- Flood Risk Assessment, Transport Statement, Ecological Impact Assessment

The data room login details are available from the Selling Agents. Please contact Anthony Wright on 01454 238600 or anthony.wright@mooreallen.co.uk for further information.

Please Note: These sale particulars have been prepared to provide a general description of the property. All plans are for identification purposes only and are not to scale. Appliances have not been checked. Services stated are assumed to be connected. We would advise that legal advice should be sought before committing to any purchase.



General Information

METHOD OF SALE

Prospective buyers are invited to submit offers to Moore Allen & Innocent by **12 Noon on 17th July, 2019**. Written offers should be submitted in a sealed envelope and sent to Moore Allen & Innocent, 5 Warren Business Park, Knockdown, Tetbury GL8 8QY, and titled "For the attention of Mr A. J. Wright – Broadfield Farm". Emailed offers should be sent to anthony.wright@mooreallen.co.uk. Contracts are to be exchanged on or before 30th August, 2019 with legal completion on 27th September, 2019. These dates must be strictly adhered to.

MEETING WITH THE BUYER

To avoid any delay, the buyer and their solicitor will be invited to attend a meeting at Moore Allen & Innocent's Tetbury Office week commencing

22nd July, 2019 (day and time to be agreed), to finalise terms and to commence the legal process.

SERVICES

Mains services apart from gas, are understood to be available nearby. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are readily available.

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.

The purchaser will be granted rights over the retained land for demolition and construction. The sellers' will be reserving rights for full development, access and services to their retained land.

The purchaser will be obligated to provide services to the seller's retained fishing lakes located adjacent to the western boundary. Further details of the landowner's rights can be found in the online data room.

TENURE AND POSSESSION

The property is freehold with vacant possession on completion.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 0300 456 0100.

VAT

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

PROMOTER

The property has been promoted by Gleeson Strategic Land Ltd, Sentinel House, Harvest Crescent, Ansells Business Park, Fleet, Hants GU51 2UZ. Tel: 01252 360300. Website: www.gleesonstrategicland.co.uk.

PROMOTER'S SOLICITOR

Gowling WLG Solicitors,
4 More London Riverside, London SE1 2AU.
Tel: 0370 903 1000.
FAO: Mr. Myles Kiely

SELLERS' SOLICITORS

Forrester Sylvester Mackett,
61 St Mary St, Chippenham SN15 3JH.
Tel: 01249 444300

VIEWING

By appointment through the Selling Agents (01454 238600).



5 Warren Business Park, Knockdown, Tetbury GL8 8QY
01454 238600 anthony.wright@mooreallen.co.uk

mooreallen.co.uk

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