



FOR SALE

**Development Site for 79 Residential Dwellings
with outline planning permission at
OLD PURTON ROAD, PURTON, SWINDON,
WILTSHIRE, SN5 4JX**



- Outline Planning permission for 79 dwellings
- 8 self build plots
- 39 open market dwellings
- 40% affordable housing
- 19.53 acres (7.902 hectares acres)
- Bids to be submitted by 5pm on Thursday 15th February 2024.

Paton5 Limited

07768 038943
george@paton5.co.uk
www.paton5.co.uk

Strategic Land



OLD PURTON ROAD, PURTON SWINDON, WILTSHIRE, SN5 4JX

LOCATION

Purton Road is located on the north west side of Swindon, just south of Mouldon Hill Country Park. To the north of the site is the River Ray and to the south the Kemble to Swindon railway line. The site is east of the village of Purton, adjoining Swindon. Moulden Hill Country Park itself adjoins the Wilts & Berks Canal and is a halt for the Swindon and Cricklade Steam Railway. To the South is Cowleaze where the new Ridgeway Primary School is located. The are within the catchment area of Bradon Forest Academy in Purton.

GPS coordinates: 51°34'58.0"N 1°49'44.9"W

What3words: dime.vanish.scare

LAND REGISTRY TITLE NUMBER: WT316357

PLANNING

This site was granted outline planning permission with only the access detailed at Appeal for a development of 79 dwellings on 23rd November 2023. See planning appeal decision APP/Y3940/W/21/327503 and planning application 20/10523/OUT. This decision supersedes that issued on 13th July 2022. That appeal decision was quashed by the High Court.

The Planning documents can be found at [Planning Application: 20/10523/OUT \(wiltshire.gov.uk\)](https://www.wiltshire.gov.uk/planning-application/20/10523/OUT) (please sort the documents in date order).

PLANNING CONDITIONS

- The application for reserved matters to be within 18 months of the outline planning permission.
- The development is to start within 2 years of the last of the reserve matters approval.

SECTION 106 PLANNING OBLIGATIONS –

Section 106 has been agreed. The phasing of the payments are as follows:

	Contribution	When payable
Early Years Education Contribution	£157,698	On the commencement of the build
Monitoring Sum	£3,000	On the commencement of the build
Waste and Recycling Contribution	£91 £581 £1,038 £1,474	Per an individual dwelling For a block of 6 -10 flats For a block of 11 – 14 flats For a block of 15 – 18 flats On commencement of the build

Paton5 Limited

07768 038943

george@paton5.co.uk

www.paton5.co.uk

Strategic Land



INDEXATION Based on the BCIS All in Tender Price Index or the BIS Construction Price and Costs Indices ROCOS Index		From the 23 rd November 2023 to the payment date
---------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------

Open Space	per 1 bed unit per 2 bed unit per 3 bed unit per 4+ bed unit	30 sqm 48 sqm 66 sqm 84 sqm
Play area	per 1 bed unit per 2 bed unit per 3 bed unit per 4+ bed unit	0 m ² 3 m ² 3 m ² 9 m ²

UNILATERAL UNDERTAKING

At the Appeal a Unilateral Undertaking was entered into relating to Special Area of Conservation (SAC) which provides mitigation in the form of contribution of £323 per net additional dwelling.

COMMUNITY INFRASTRUCTURE LEVY

£85 per square metre as within the Wiltshire Community Infrastructure Levy Charging Rate Zone 1.

AFFORDABLE HOUSING OBLIGATIONS

32 affordable houses on a 60/40 split between affordable rent and shared ownership.

Affordable Rent (60%) = 19 units

6 x 1 bed 2 person flats
8 x 2 bed 4 person houses / bungalows
4 x 3 bed 5 person houses
1 x 4 bed 6 person house

Shared Ownership (40%) = 13 units

7 x 2 bed 4 person houses
6 x 3 bed 5 person houses

No more than 50% of the open market housing can be occupied until the affordable housing has been completed and made available for occupation. With 1 x 1 bed 2 person ground floor flat and 1 x 2 bed 4 person bungalow to be wheelchair accessible.

MANAGEMENT COMPANY

A management company is to be set to run and maintain the open space.

Paton5 Limited

07768 038943
george@paton5.co.uk
www.paton5.co.uk

Strategic Land





UTILITIES

Reports on the availability of Utilities are available within the Dataroom.

LEGAL COSTS

The chosen buyer will be required to give a legal undertaking for £30,000 plus VAT to cover the Landowner's abortive legal fees if any of the following circumstances occur: the buyer reduces the price or the agreed Heads of Terms are altered or the buyer is considered a high risk under the Money Laundering Regulations or the deadlines set out in the Heads of Terms are missed resulting in the Landowner pulling out of the sale transaction.

TERMS

The freehold of the land coloured in green on the above is offered for sale by Informal Tender. Unconditional bids with legal completion by the end of April 2024 will be preferred. Within the site specific dataroom the draft heads of Terms have been prepared. All bidders are to mark up these Heads of Terms with their proposed amendments and additions.

VAT

The Landowner has elected the land for VAT so the Purchaser will need to pay VAT on top of the purchase price.

Paton5 Limited

07768 038943

george@paton5.co.uk

www.paton5.co.uk

Strategic Land



BID DATE

Bids to be submitted by 5 pm on Thursday 15th February 2024 to George Paton at Paton5 Ltd by email to george@paton5.co.uk

CONTACT

George Paton, Paton5 Limited. Telephone number 07768 038943 or george@paton5.co.uk.

DATAROOM

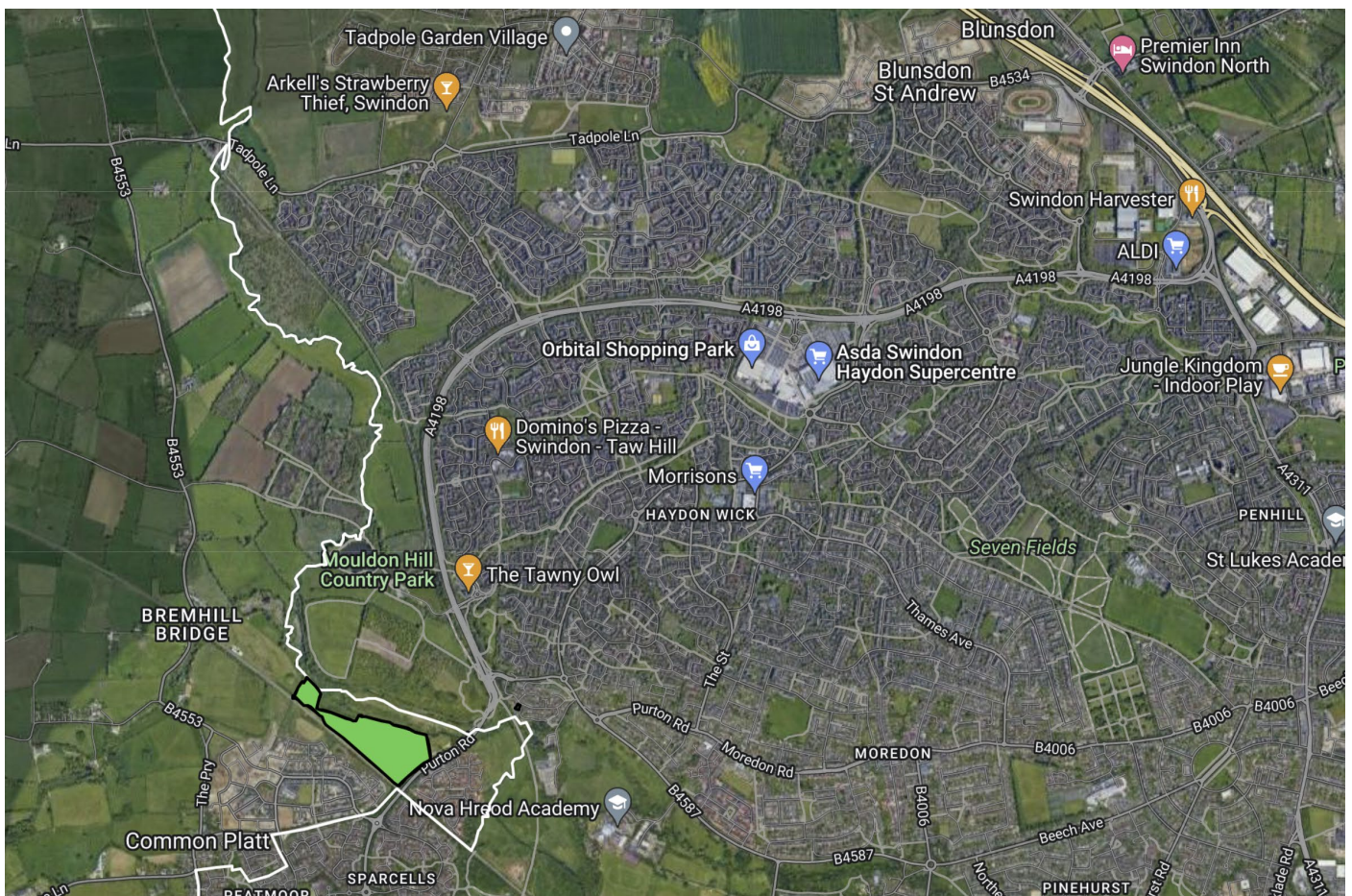
A site specific dataroom can be found at

[Purton 79](#)

https://1drv.ms/f/s!AI1D7PpHWUsh_GFybDHMF2hIadt7?e=z6LfMU

VIEWINGS

The Land may be viewed at any time in daylight hours with a copy of these particulars in hand.



Paton5 Limited

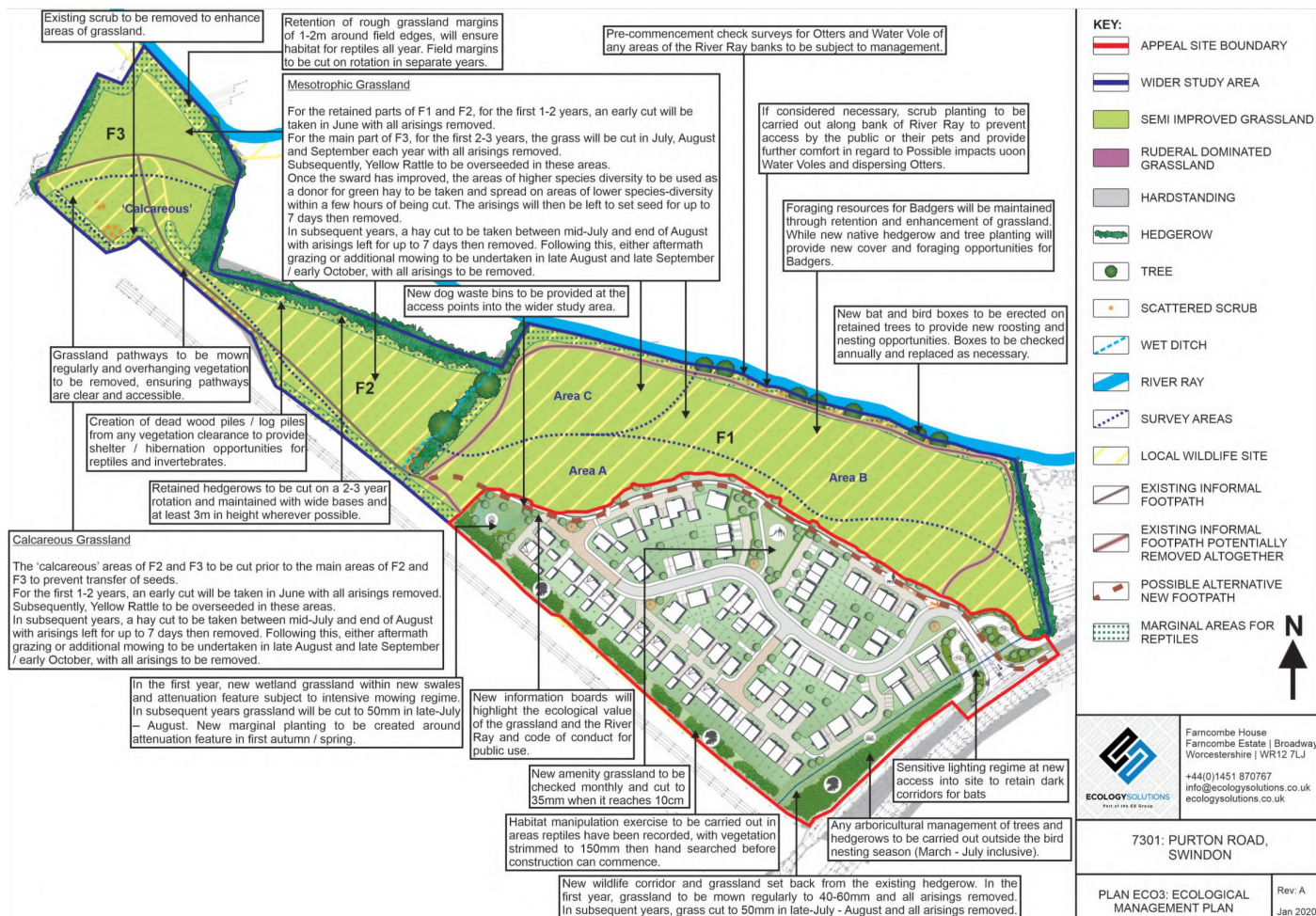
07768 038943

george@paton5.co.uk

www.paton5.co.uk

Strategic Land





Particulars produced 8th January 2024

Notice: These particulars and the web-based Information Pack are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, reference to conditions and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or Director of Paton5 Limited has authority to make or give any representations or warranty in relation to the property. The above is all written on a Subject to Contract basis.

Paton5 Limited

07768 038943
 george@paton5.co.uk
 www.paton5.co.uk

Strategic Land

