



LAND WITH PLANNING CONSENT FOR 10 PRIVATE DWELLINGS

Land at GROVE FARM, BINCKNOLL LANE, ROYAL WOOTTON BASSETT, SN4 8BD.

Extending to approximately 1.3 acres (0.53 hectares)

Carter Jonas

An exciting opportunity to acquire a site with the benefit of detailed consent for 10 private dwellings in the popular settlement of Royal Wootton Bassett.

LOCATION

Royal Wootton Bassett is a sought after Market Town in Wiltshire, situated west of Swindon and close to Junction 16 of the M4. The site is situated within 1 mile of the High Street, 2 miles of the M4 and circa 6 miles from Swindon Mainline station.

Local facilities and services include a range of independent and High Street names to include a Sainsbury's supermarket. Sports facilities include Rugby, Football, Hockey, Cricket & Tennis clubs and a weekly market is held on Wednesday's. Royal Wootton Bassett has a selection of schools for various year groups and ages.

The M4 provides access to Bristol, Chippenham, Newbury & Reading whilst Swindon Mainline station, provides a rail route to London in under an hour.

THE PROPERTY

Sitting in an elevated position, this former farmyard is now located within a residential area which includes some recently built dwellings. The site is broadly level with access from Bincknoll Lane and comprises an area of hardstanding near the entrance and broken ground beyond. It is surrounded by housing to three boundaries with the fourth being Bincknoll Lane.

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PLANNING

Detailed consent was granted by Swindon Borough Council in February 2019, reference number 18/06442/FUL, for residential development to provide 10 new dwellings, all of which are private.

Subsequently, an identical application was submitted in October 2021 to renew the 2018 consent. This application was withdrawn as we are informed that a material start has been made and certain conditions from the 2018 application have been discharged.

Further detail is available on the website.

DATAROOM

A dataroom has been set up which includes the planning applications, some technical detail and a bid proforma. Please visit www.landatgrovefarm.com. You will need to register to gain access.

VIEWING

Arrangements via the Selling Agents only. We are likely to hold viewing days. Please notify us if you wish to be informed of the dates.

METHOD OF SALE

Unconditional offers only are invited and should be submitted by **12 noon on Wednesday 17th August 2022** clearly marked "Land at Grove Farm, Royal Wootton Bassett". All proposals will be considered on their merit and a bid pro forma is within the dataroom.

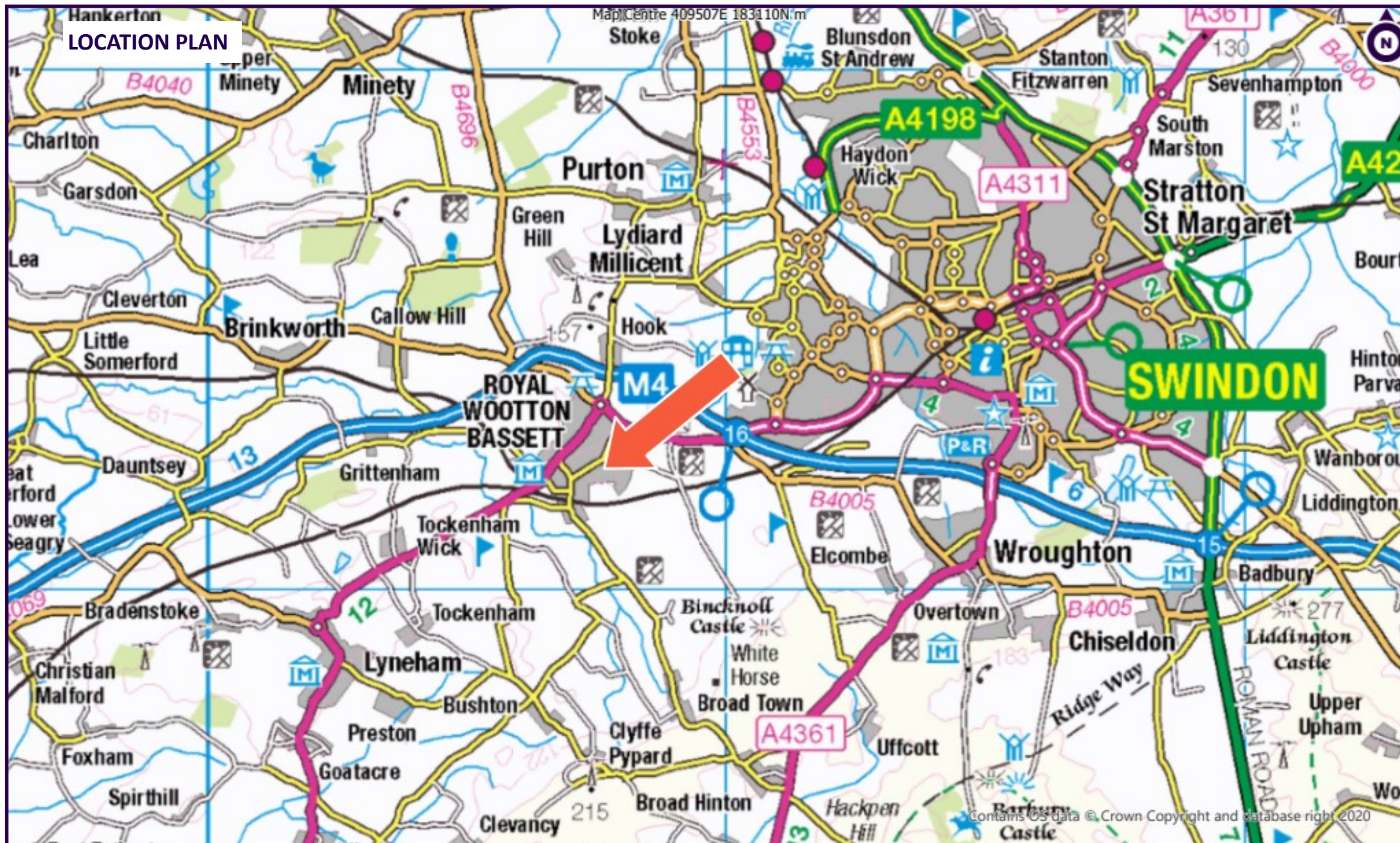
Please note that upon disposal a restriction on title will be placed on the site limiting it to 10 dwellings.

TENURE

Freehold with Vacant Possession on completion. Both mast operators have been given notice and all equipment is due to be removed by December 31st 2022.



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IMPORTANT INFORMATION

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