



Residential Development Site

Sandleaze Farm, Worton, Devizes, Wiltshire SN10 5RZ



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Residential development site with outline planning permission for the erection of up to 26no. dwellings, together with associated infrastructure works.



The site extends, in total, to approximately 5.14-acres (2.08-hectares)

For further information please contact: -

Development Land & Planning Department
Winchester House, Deane Gate Avenue, Taunton,
Somerset TA1 2UH
01823 334466



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Location

The ever popular village of Worton is located approximately 3.8-miles (6-kilometers) south of Devizes and 10-miles (30-kilometers) south-east of the Historic City of Bath. It is located on the northern edge of Salisbury Plain. There is a strong sense of community, with facilities including (but not limited to): Five Lanes Primary School, Worton & Marston Village Hall, Rose and Crown Public House, Christ Church and a vehicle repair shop.

Communications

Road—Worton lies approximately 5-miles (8-kilometres) east of the A350, which offers access north to Melksham, Chippenham and the M4 and south to Westbury, Warminster and the A303 beyond.

Bus—The village is served by a comprehensive bus service, with daily services to Trowbridge, Steeple Ashton, Devizes and, Westbury and Erlstoke.

Rail—Worton is located approximately 10-miles (16-kilometres) from Westbury Railway Station, a major station operating on the mainline from Reading to Taunton, the Wessex Mainline and Cardiff to Portsmouth line. This line also takes the commuter directly to London Waterloo and London Paddington within 1hour 30 minutes.

Air—Bristol Airport is located approximately 36-miles (57-kilometres) to the west. This offers scheduled and chartered flights to a range of national and international destinations.

Site

Sandleaze Farm is located on the eastern edge of Worton. The site, once built out, will comprise of up to 26no. Dwellings. The site benefits from far reaching views of open countryside to the south. It is bound to the north by existing residential dwellings; to the east by a small paddock; to the west by existing dwellings.





Outline Planning Permission

In an appeal decision dated 10th December 2021 (Ref: APP/Y3940/W/21/3276094), the Planning Inspectorate allowed outline planning permission for up to 26no. dwellings and associated infrastructure with all matters reserved for future consideration except for access. The appeal was raised following Wiltshire Council's refusal to grant outline planning permission (Ref. 20/07932/OUT) in a decision notice dated 26th January 2021. The proposed residential development scheme will provide 30% affordable housing with the site being accessed via a new junction with High Street. The Indicative Site Layout Plan demonstrates how the proposed 26no. dwellings would fit comfortably in the site boundary whilst allowing for areas of open space and landscaping.

Section 106 Agreement

The signed Unilateral Undertaking dated 6th September 2021 commits to the provision of 8no affordable dwellings, an off-site play area contribution of £27,855.36, an off-site sports contribution of £10,670.40, a waste and recycling contribution of £2,366 (£91 per residential unit) and on-site open space of no less than 255.84 sq m (2753.83 sq ft).

Community Infrastructure Levy

Community Infrastructure Levy (CIL) will be payable to Wiltshire Council at a rate of £85 per sq.m.

CIL applies to the open market dwellings only.

CIL payments will be subject to indexation from the date of the adoption (May 2015).

Local Authority

Wiltshire Council
County Hall
Bythesea Road
Trowbridge

Wiltshire
BA14 8JN

T: (0300) 456 0100

E: developmentmanagement@wiltshire.gov.uk

W: www.wiltshire.gov.uk

Method of Sale

We are offering the property for sale a Private Treaty basis, initial expressions of interest are sought, from which it is likely that we will set a date for receipt of all offers.

Guide Price

Price on application/offers invited.

Offers are invited on an unconditional basis.

Rights and Reservations

The Seller wishes to retain the following rights and reservations over the site: -

1. There will be an obligation on the purchaser of the site to demolish and re-build the garage associated with the seller's bungalow, in a location to be agreed on our clients retained land.
2. A ransom strip will be retained on the eastern boundary of the site, as shown on the transfer plan contained within the dropbox link, between points: A, B , C and D.
3. Both vehicular and pedestrian access will need to be retained to the bungalow, located to the north-east of the site, at all times throughout construction. The Seller will also require water, storm and foul drainage connection 24/7 throughout the construction period and connection to any new service media.

4. A right of way (vehicular and pedestrian) to the bungalow from the internal access road will need to be provided, along with the provision of a new access to the southern section of its plot.

Services

We have not made any detailed service enquiries however, understand that mains services are generally available close or near to the development site.

All interested parties should make their own enquiries of the Statutory Utility Providers.

Additional Information

Please note that a full information pack containing relevant reports, drawings and title information is available via a link as set out below: -

https://www.dropbox.com/sh/cahjbfrkoso6pwu/AAAeBU1P_z5zrkDToQE0fkswa?dl=0

Viewings

All viewings are strictly by appointment.

New Homes

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed residential development scheme and advice on marketing of the new homes. The department's telephone number is: (01823) 219950 and its email address is: sarah.hall@gth.net.



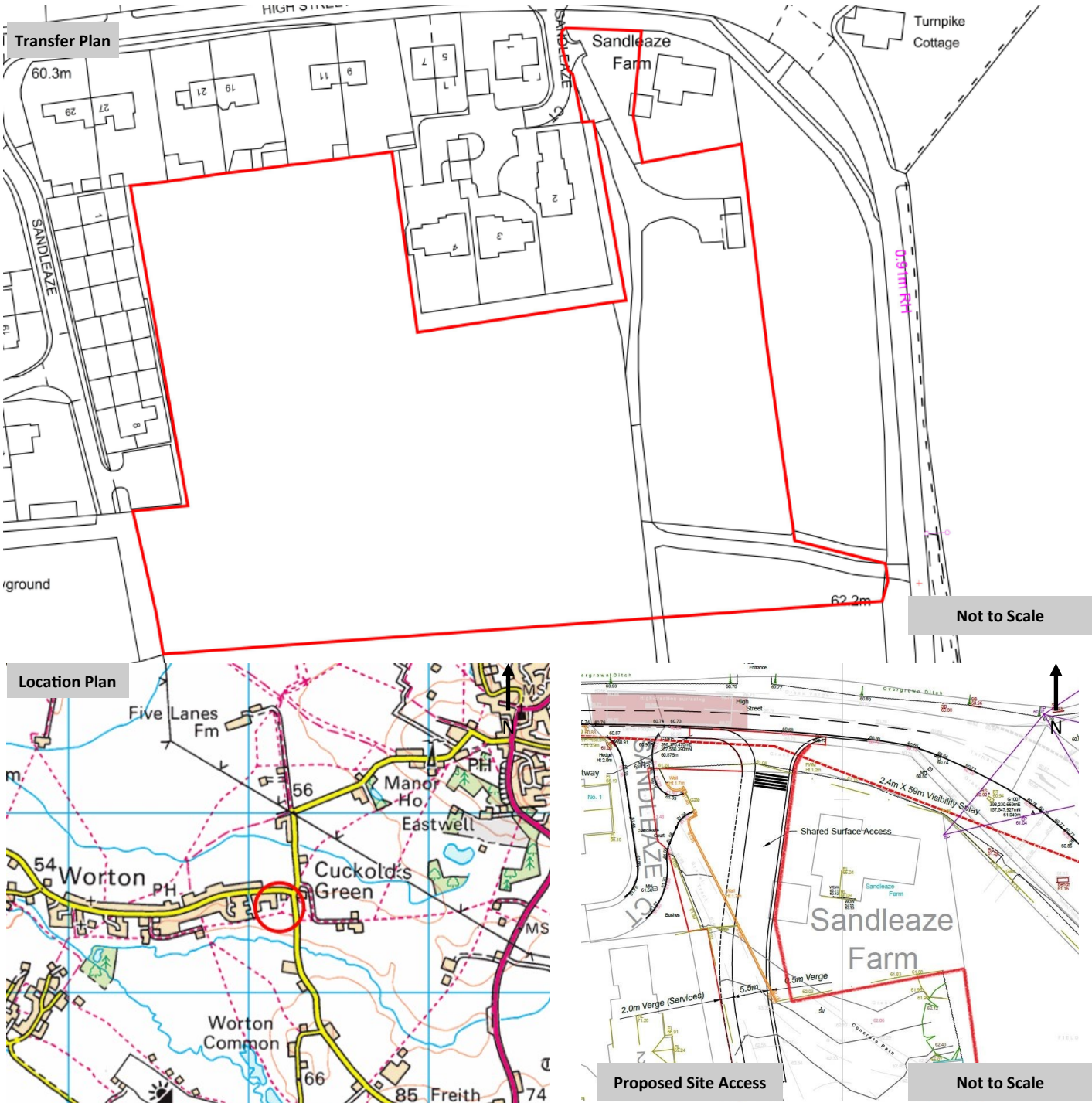
Important Notice

- Greenslade Taylor Hunt, their clients and any joint agents give notice that:-
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

Photographs taken January 2022



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Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



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