

# FOR SALE

## Development Site for 60 Residential Dwellings

with a resolution to grant planning permission

**LAND ADJACENT TO WRAG BARN GOLF CLUB,  
SHRIVENHAM ROAD, HIGHWORTH, WILTSHIRE, SN6 7QQ**

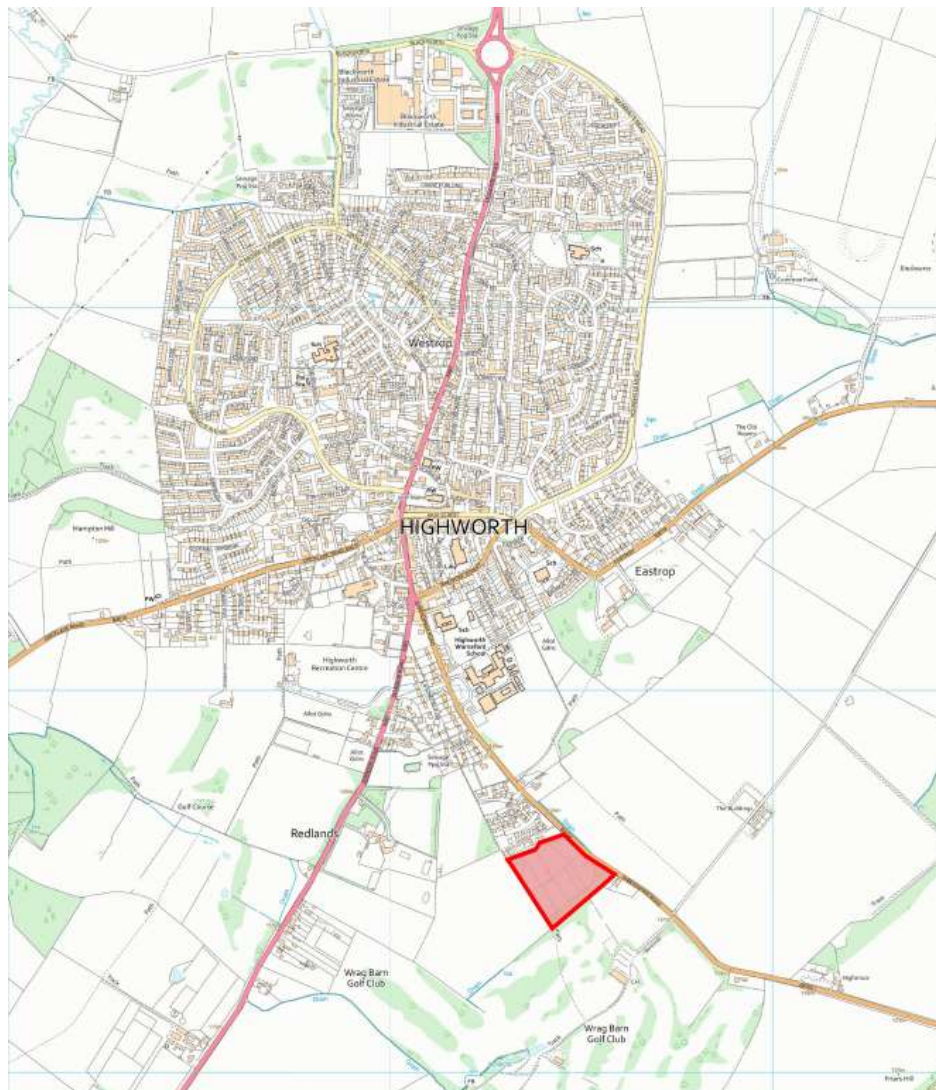


- Outline Planning permission for 60 dwellings (42 Private and 18 Affordable).
- Approximately 3.36 gross hectares.
- Only 18 minutes away from Swindon Railway Station (Fastest Trains to London Paddington - 49 minutes).
- On the edge of a market town of Highworth, 3 miles from Swindon.
- Adjacent to Wrag Barn Golf Club.

## LAND ADJACENT TO WRAG BARN GOLF CLUB, SHRIVENHAM ROAD, HIGHWORTH, WILTSHIRE, SN6 7QQ

### LOCATION

The site being sold is located immediately north of Wrag Barn Golf Club, on the western side of hrivenham Road, Highworth and benefits from good access to local amenities in the historical market town of Highworth. Shrivenham Road links to the A361 and is in close proximity to the A420 providing direct links by car and by public transport to Oxford, Swindon and the A419. Swindon railway station is 6.9 miles away. Within Highworth there are a range of shops, supermarkets, pubs, restaurants, hotel, a large Coop Store, two Primary Schools, a Secondary School, two nurseries, a Pre-school, a Leisure Centre together with various sports facilities and a selection of local clubs and independent retailers.



### DIRECTIONS

Postcode: SN6 7QQ

Leave the A419 at the South Marston junction onto the A361. Proceed north-east continuing over a series of small roundabouts following signs to Highworth. Arriving on the outskirts of Highworth you will see a Shell garage on the right hand side, followed shortly by a roundabout. At this roundabout take the third exit signposted to Shrivenham (B4000). Proceed along this road for approximately half a mile and the site can be found on the right hand side, immediately before the entrance to Wrag Barn Golf Club. A WebbPaton 'For Sale' board marks the site.





## DESCRIPTION

This 60 dwellings site has been promoted through planning by Custom Land Ltd using planning consultant David Barnes, at Star Planning Ltd, Tel: 01214 447554 Email: [david.barnes@starplanning.co.uk](mailto:david.barnes@starplanning.co.uk) together with WebbPaton, who have secured a resolution to grant planning permission on this field. This site provides the opportunity for high quality housing in a market town across a range of 1 to 4 bedroom house types. The site provides for open spaces and new woodland planting with a LEAP children's play facilities (see the plan below). The Land Registry title number is part of WT160622.

## PLANNING

Swindon Borough Council has resolved to grant planning for the development of 60 dwellings under planning application number S/OUT/20/1046 on 10<sup>th</sup> August 2021. The access is via a new T junction onto Shrivenham Road. The footpath along Shrivenham Road is to be extended. Details of the planning can be found at Swindon BC's website: [Swindon BC Planning Portal S/OUT/20/1046](https://www.swindon.gov.uk/planning-portal/s/out/20/1046)



## ACCESS

The planning permission includes a new T junction access off Shrivenham Road.

## SECTION 106 PLANNING OBLIGATIONS –

Section 106 Heads of Terms have been agreed and the legal agreement is currently being prepared. The anticipated phasing of the payments are:

### S106 CONTRIBUTIONS

|                                                                                                                                            | Contribution                                                                                                                                                           | When payable                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Highways contribution                                                                                                                      | £55,000                                                                                                                                                                | 50% at commencement of build<br>50% before occupation                            |
| Traffic Regulation Order Contribution                                                                                                      | £5,000                                                                                                                                                                 | 50% at commencement of build<br>50% before occupation                            |
| Open Space Contribution                                                                                                                    | £772.13 per 1 bed<br>£1,115.80 per 2 bed<br>£1,517.49 per 3 bed<br>£2,091.75 per 4 bed                                                                                 | 50% before 25 dwellings<br>50% before 45 dwellings                               |
| Allotment Calculator contribution<br>Calculation is (Total Population x 0.024) x £10,903.41<br>(NB the 0.024 is 0.3 x 10/125 calculations) | Allotment Contribution based upon the Total Population using the following occupancy assumptions:<br><br>1 bed - 1.43<br>2 bed - 1.92<br>3 bed - 2.71<br>4 bed - x 3.4 | 50% before 25 dwellings<br>50% before 45 dwellings                               |
| Travel Plan Contribution                                                                                                                   | £17,280 or £288 per dwelling                                                                                                                                           | 25% at commencement of build<br>25% before occupation<br>50% before 25 dwellings |
|                                                                                                                                            |                                                                                                                                                                        |                                                                                  |
| <b>TOTAL S106</b>                                                                                                                          | <b>£77,280 (known)</b>                                                                                                                                                 | <b>NB need to add the Open Space and Allotment contribution to this figure.</b>  |

### COMMUNITY INFRASTRUCTURE LEVY

£55 per square metre

### AFFORDABLE HOUSING OBLIGATIONS

Affordable Housing provision is a maximum of 18 dwellings being 30% of the dwellings to be split comprising a maximum of 70% (13 dwellings) Affordable Rent and 30% (5 dwellings) Intermediate Housing Units mixed as follows:

|           | Number |     |
|-----------|--------|-----|
| 1-Bedroom | 3      | 17% |
| 2-Bedroom | 9      | 50% |

|           |   |     |
|-----------|---|-----|
| 3-Bedroom | 6 | 33% |
|-----------|---|-----|

The affordable housing must be built before the 50<sup>th</sup> dwelling is occupied.



#### **LOCAL NEW HOUSE SALE VALUES**

Local land sales evidence values are between £325 to £384 per square foot.

#### **PUBLIC TRANSPORT**

The site is well served by buses, with the No7 bus route between Swindon bus station and Highworth which stops as regularly as one in every 11 minutes at a bus stop in Swindon Road Highworth.

#### **OVERAGE**

The Property will be sold subject to a 50% overage payable to the Vendor, to capture the additional value if there is an improved planning permission which increases the value of the Property by more than £100,000. This overage includes any increase in the number of dwellings above 60 units and the reduction of affordable housing numbers.

#### **RANSOM STRIP**

There will be a ransom strip which will remain in the ownership of the Vendor along the entirety of the southern boundary bordering Wragg Barn Golf Club and along the western boundary. If connection is needed to the public rights of way for pedestrian access the Vendor will allow the Purchaser to cross the ransom strip.

#### **ACCESS AND SERVICE UTILITIES TO VENDOR'S RETAINED HOUSE**



The Purchaser is to provide a tarmacked access road being no less than 6.4 metres wide (set within a 10 metres corridor where a footpath can be located) and service utilities connections to the boundary of the Vendor's Retained Land to the north of the site along the estate roads, for the use by the Vendor.

#### UTILITIES AND SURFACE WATER DRAINAGE

Details for both can be found in the web based Information Pack. [www.highworthland.co.uk](http://www.highworthland.co.uk)



#### FURTHER INFORMATION

A web based Information Pack is available at [www.highworthland.co.uk](http://www.highworthland.co.uk)

#### TERMS

The Land coloured in red on the attached plan is offered for sale by Informal Tender. Bidders should note that the Vendors are offering this land for freehold sale subject to an overage. For further details please see the Overage clause above. Written or email Tenders are to be sent to Messrs WebbPaton's office at the address below by 5pm on **Thursday 8<sup>th</sup> September 2022** Offers should be submitted by email or in a sealed envelope marked: **"For the attention of George Paton – Highworth 60 Tender"**.

#### VIEWINGS

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

#### TENURE

Freehold with vacant possession on completion.

#### VAT

The Land is elected for VAT.



#### LEGAL COSTS

The chosen buyer will be required to give a legal undertaking for £20,000 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.

The above is all written on a Subject to Contract basis.

#### CONTACT FOR FURTHER INFORMATION

George Paton, WebbPaton, The Dairy, Hook, Royal Wootton Bassett, Swindon, Wiltshire, SN4 8EF. Telephone number 01793 842055 or [george@webbpaton.co.uk](mailto:george@webbpaton.co.uk)



#### Particulars produced 18<sup>th</sup> July 2022

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 Partner or Director of WebbPaton or Welbeck Strategic Land LLP has authority to make or give any representations or warranty in relation to the property.