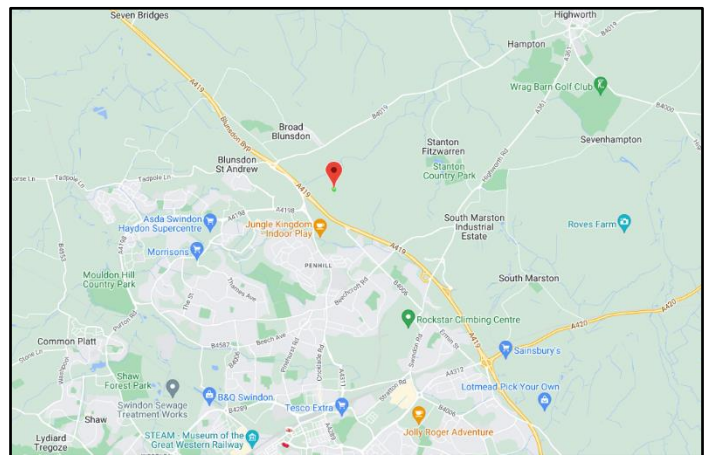


Eden Field, Kingsdown Lane, Blunsdon
Swindon SN25 5DL



Potential development site of circa 0.4 acres that lies within a wider area that is allocated within the adopted local plan | Opportunity to purchase on an unconditional or conditional basis | For sale by private treaty.

Offers Invited by 11th November 2022

www.countrywide.co.uk

Countrywide Residential Development Solutions is a trading name of Countrywide Estate Agents a company registered in England & Wales, Registered No. 00789476.
Registered Office: Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP.

Planning

The site lies outside of the borough's designated urban area and there are no relevant heritage or landscape designations. Crucially the site lies within a wider area that is allocated within the adopted local plan as a 'new community' and there is currently an outline application being determined by the Council (ref: S/OUT/17/1821) for a mixed-use development of up to 1650 dwelling, primary school and local center.

An application in 2017 for a new dwelling on Kingsdown Lane adjacent to the property 'Osmanton' (ref: S/17/0384) was refused by the Council as the proposal was considered to have an adverse impact on delivery for the strategic new community. The application was subsequently dismissed at appeal. However in 2020 a further application was subsequently submitted for this same site and approved (ref: S/20/0635) due to the illustrative masterplan for the new community becoming clearer and the site not obstructing the delivery of development.

There is currently an approved application for a new dwelling on land adjacent to Edenfield (S/21/1416).

Location

Blunsdon has a range of local amenities including the Blunsdon House Hotel with leisure facilities and the Cold Harbor and Heart in Hand pubs. There are local schools in Blunsdon and the surrounding villages, as well as a village store with the nearest town Swindon only a few minutes' drive.

Directions

The site is located off Kingsdown Lane, around 0.3 miles from the junction with Turnpike Road. It is located on the right.

Viewings

Viewings are strictly by appointment however the site can also be viewed from the roadside. Please contact Sean Tredgold on 07548 769666 or sean.tredgold@countrywide.co.uk.

Town & Country Planning

Interested parties should make their own enquiries with Swindon Borough Council Planning Department.

Local Authority

Swindon Borough Council
www.swindon.gov.uk
01793 445500

Services & Tenure

The property is held with freehold title and is not as far as we are aware subject to any leases.

We have assumed vacant possession upon completion and as far as we are aware, there are no restrictive covenants.

We are informed that mains electricity, water and drainage are connected to the property.

Method of Sales

The land is offered for sale by private treaty, offers can be made at any time but must be made in writing to the offices of Countrywide c/o R A Bennett Estate Agent 41-43 High St, Broadway WR12 7DP.

These should be submitted covering any conditions that the offer is subject to, so as to ensure that all information required is received. The offer may be returned by hand, posted to our office or by email to sean.tredgold@countrywide.co.uk.

It is the bidder's responsibility to ensure that their offer is received by the prescribed **deadline of 11th November 2022** and the vendor is not bound to accept the highest or any offer. A decision will be made as soon as possible before or after the closing date, with all parties that have made an offer being notified accordingly.

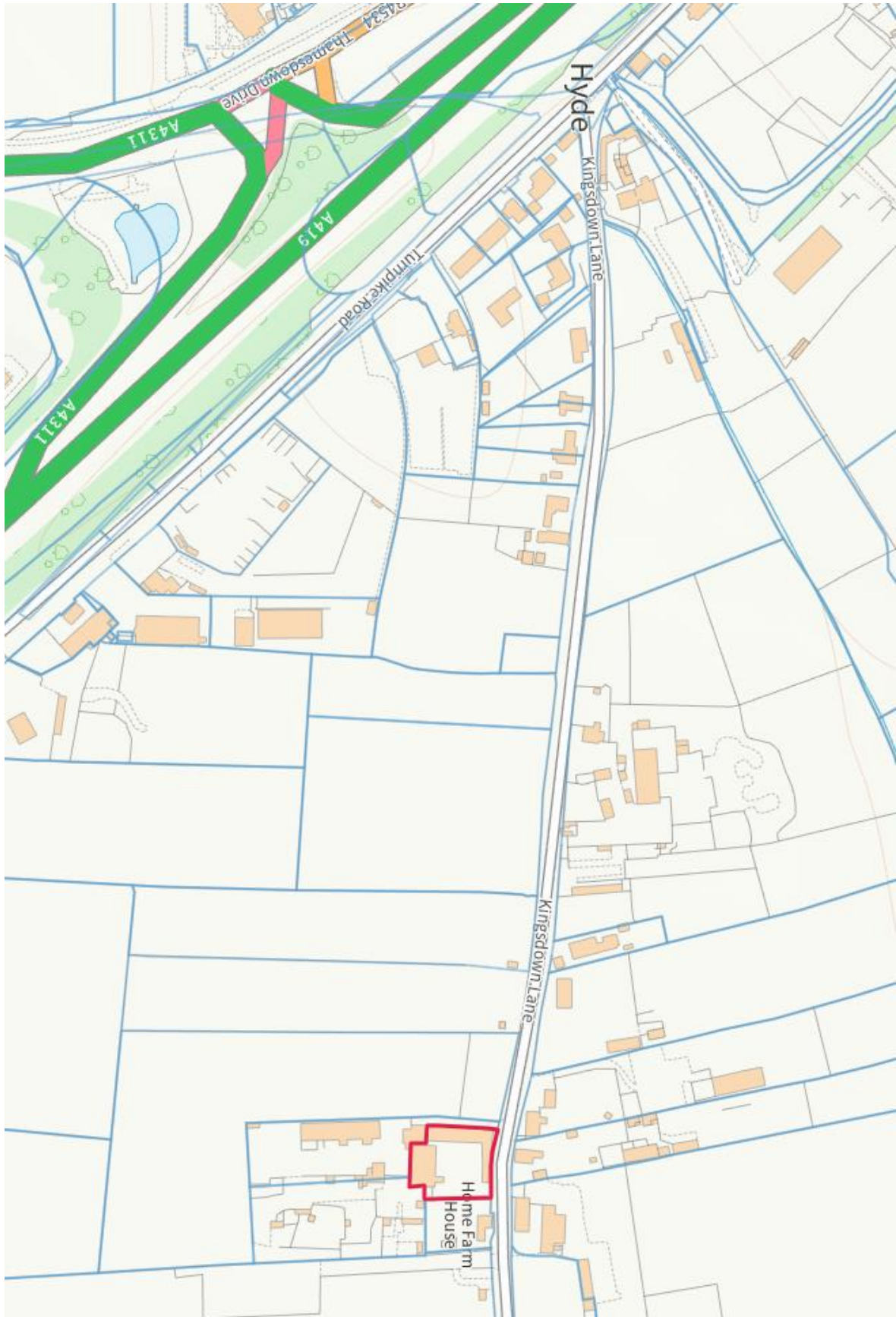
Retained Agent

Please note that Countrywide New Homes will be retained for the sale of any new built dwellings with commission payable at 1.5% + VAT. There is also an off market introduction payable to Countrywide on the day of completing the purchase of the development site at 1% +VAT of the purchase price.

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