

## **LAND WITH DEVELOPMENT POTENTIAL** (SUBJECT TO PLANNING)

LAND AT COLERNE, WILTSHIRE

Site A - circa 18.3 acres (7.4 hectares)

Site B - circa 2.8 acres (1.1 hectares)

**Carter Jonas**



## THE PROPERTIES

The properties comprise of two parcels of land within the same ownership. Both are predominantly flat and currently in agricultural use.

Site A is located north west of Colerne sandwiched between the Rugby Club and former aircraft hangers, to the north of the C151. A public footpath crosses into this site but only leads to Colerne Airfield which is earmarked for closure by 2025.

Site B sites north of Bath Road, on the western perimeter of Colerne village. The site abuts residential development with the recreation grounds immediately to the north and west. This parcel can be accessed via a field gate from Cleaves Avenue.

## PLANNING

In response to the Colerne Neighbourhood Plan (2021-2036) Submission (Regulation 16) consultation, Carter Jonas has submitted representations in accordance with Regulation 16 of the Neighbourhood Planning Regulations 2012.

The representations are attached to these marketing particulars.

Both sites sit outside but adjoining the Settlement Boundary whilst Site 2 sits within but on the edge of the Bristol & Bath Green Belt.

## FEES

Please note that the selected party will be responsible for Carter Jonas' fees in this matter.

More detail is to be found on the bid Proforma.

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## LOCATION

Colerne sits within the Cotswold Natural Landscape (formerly AONB) in north Wiltshire. It is located circa 3.5 miles from Corsham and both Chippenham and Bath are within 9 miles.

There are a number of local facilities including a primary school, medical practice, convenience store and Post Office, pub, village hall and recreation ground. A wider range of facilities can be found in the nearby settlements of Bath, Chippenham and Corsham.

The A420 and A4 are both within 4 miles leading to the wider transport network to include Mainline railways stations at Chippenham and Bath. Junction 18 of the M4 is circa 10 miles providing access to the national road network. There are bus stops throughout the village providing services to both Bath and Chippenham.

## METHOD OF SALE

We are seeking a Development Partner to progress either or both of the Properties via Promotion, Subject to Planning or Option Agreement.

All proposals will be considered on their merit.

A bid proforma is attached to these marketing particulars.

Offers should be submitted to both Carter Jonas via email to the Selling Agents by **12 Midday on February 25th 2022** clearly marked "Land at Colerne" and detailing which parcel of land.

## TENURE

Freehold with Vacant Possession upon completion.

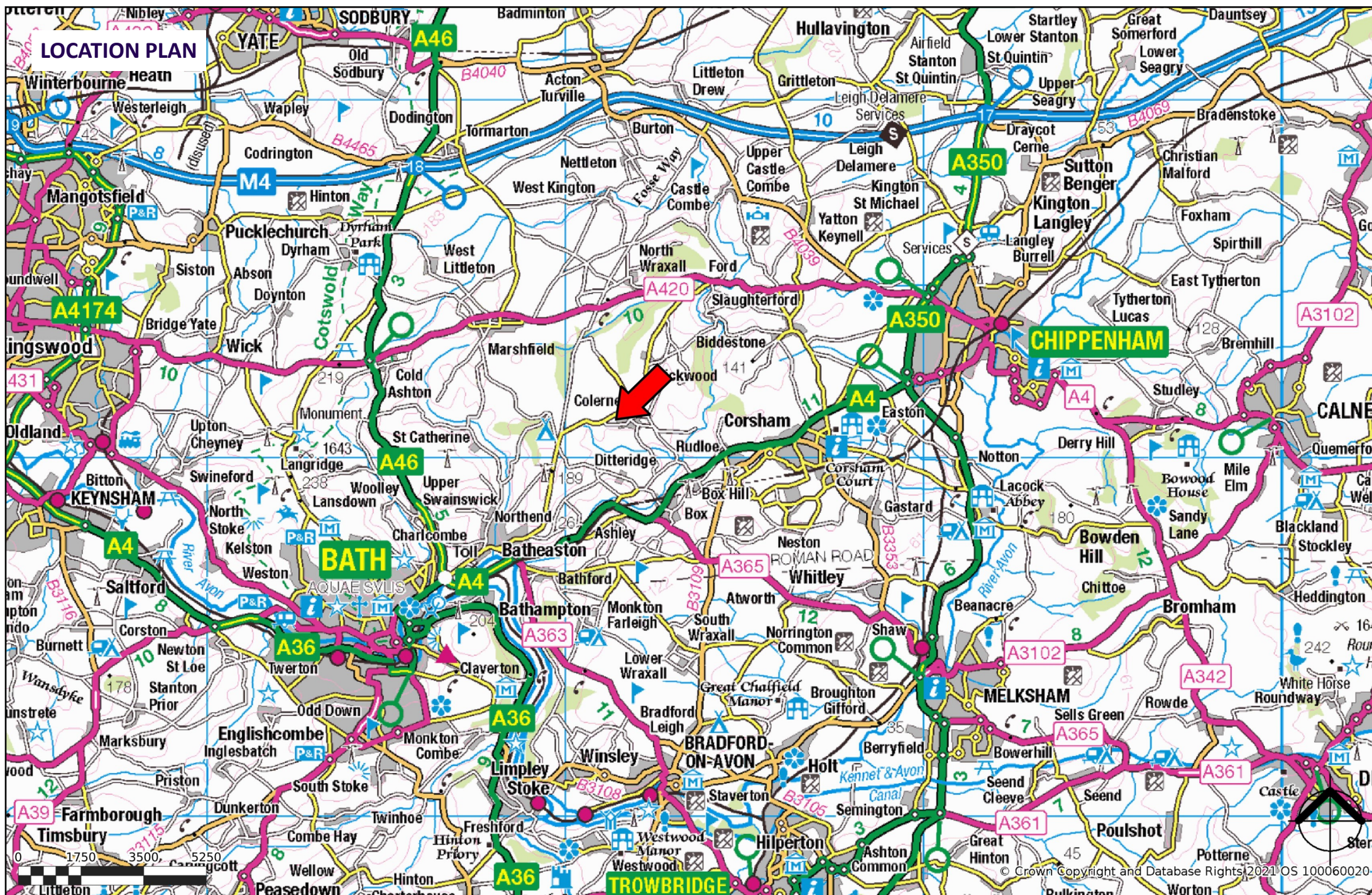
## VIEWING

Arrangements via the Selling Agents only. We may hold viewing days and will keep you notified.



Carter Jonas





#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas and Waymark have made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.