

COOPER
AND
TANNER

Land at Glenmore Farm

The Ham | Westbury | BA13 4HQ

For Sale Informal Tender Freehold

Fantastic development opportunity with outline planning consent secured for up to 145 homes, located less than a mile from Westbury Railway Station.





Indicative purposes only

The Opportunity

Cooper & Tanner are delighted to seek all offers for the Land at Glenmore Farm, Westbury, BA13 4HQ.

Outline planning permission was granted at appeal in January 2025 for a residential development (use class C3) for up to 145 homes, community orchard, children's play areas (LEAP), tree planting, habitat creation and ecology buffers and mitigation; site drainage and associated infrastructure. All matters reserved except for access.

A substantial development opportunity in the market town of Westbury, benefitting from excellent commuter links.

- Situated within a mile of Westbury Railway Station which is on the mainline to London Paddington
- Well located within the context of the town of Westbury
- The site extends to approximately 9.39 hectares / 23.2 acres
- Freehold
- Aerial video tour available
- Extensive data room available on request
- All offers are invited, with bidding process in place

The site at Glenmore Farm



The Property currently comprises of a range of agricultural buildings, equestrian facilities and pasture land on the north eastern edge of Westbury. Level in topography and enclosed by post and rail and hedgerow boundaries.

Location

Land at Glenmore Farm, The Ham / Hawkeridge Road, Westbury, BA13 4HQ.

Local Council

Wiltshire Council. The site lies in Heywood Parish Council and adjoins the boundary of Westbury Town Council.

Planning Application Ref: PL/2021/03749

Wiltshire Council's Strategic Planning Committee initially approved the outline planning application in November 2023. Following revisions to the NPPF in December 2023, the application was taken back to Strategic Planning Committee and refused in March 2024. Subsequently allowed at appeal.

Appeal Ref APP/Y3940/W/24/3345598

An appeal was raised in August 2024, with the Hearing taking place in November 2024. Wiltshire Council did not seek to defend the appeal. The appeal was allowed on 21 January 2025.

Schedule of Conditions

The schedule of conditions is provided between pages 9-15 of the appeal decision.

Section 106

A finalised Section 106 planning obligation agreement completed on 12 December 2024. Available via the Data room.

Affordable Housing

The provision of 40% affordable housing is agreed with the tenure split being split 60% affordable rent and 40% shared ownership. 10% of the affordable units to be adapted units.

Rights of Way and Easements

The site is sold subject to and with the benefit of rights including rights of way whether public or private, light, support, drainage, water and electricity supplies, easements, covenants etc. whether referred to in these particulars of Sale or not. Purchasers are advised to make their own enquiries as to the presence of any Rights of Way and Easements.

Community Infrastructure Levy

The development is liable for CIL charging via Wiltshire Council.

Landowner Requirement

Construction of an access road and pavement alongside the provision of utilities and services will be required up to the boundary of the seller's retained land, in an agreed location and to adoptable standards sufficient to serve potential residential development, within a specified timeframe.




Further information available in the Data Room.



Site at Glenmore Farm
The Ham | Westbury | BA13 4HQ

Westbury benefits from a train station with main line to London Paddington and the local commuter service to Bath, whilst the nearby A350, A36, A303 and M4 provides excellent road links to London, Bath, Salisbury, Winchester and Exeter.

What 3 Words:
///rotate.invents.foggy

	Westbury Railway Station	0.9 miles
	A350 A36	1.3 miles 4.2 miles
	Bristol Airport Heathrow Airport	31.2 miles 96.2 miles

Source: Google Maps

Location & Transport

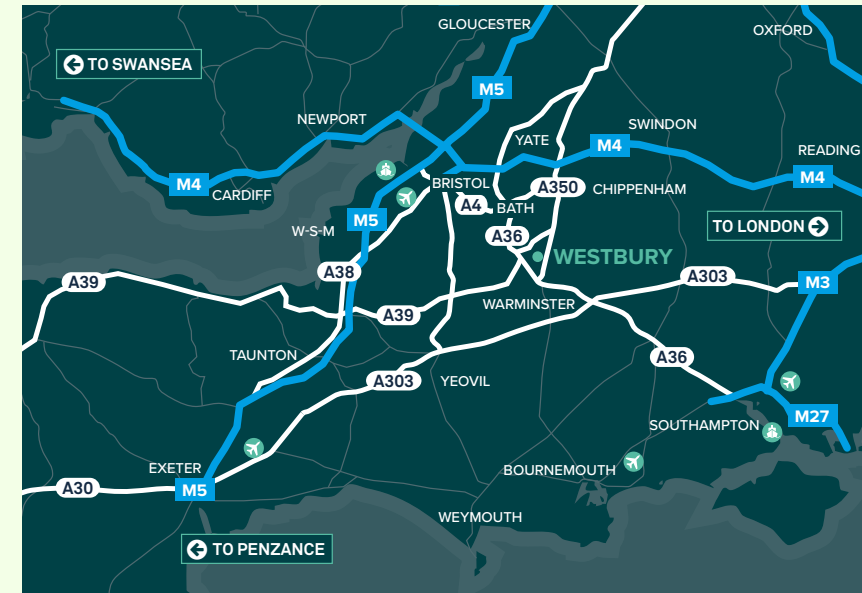
The market town of Westbury, situated at the western edge of Wiltshire, offers a wide range of local facilities, countryside pursuits, education and shopping. Other facilities include supermarkets, library, post office, sports centre, churches, doctors, dentist surgeries and employment/commercial areas.

There are a range of educational options nearby including pre-school, infant school, four primary schools and a secondary school with sixth form college. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

Drive Times

West Wilts Trading Estate	0.8 mile
Westbury High Street	1.6 miles
Trowbridge	4.1 miles
Warminster	5.6 miles
Longleat Safari & Adventure Park	7.5 miles
Frome	8.3 miles
Bath	16.5 miles
Bristol	26.9 miles

Source: Google Maps



Further Information

**COOPER
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For further information, please contact the sole selling agents Cooper & Tanner.

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Tenure

The site is available Freehold.

Bidding Process

Informal Tender. All offers are being invited by 18th March 2025. Interviews are expected to take place 25th March and interested parties are advised to schedule this date in anticipation. Round 2 "Best and Final" deadline by 31st March 2025. Bidding guidelines are available from Jake.Smith@cooperandtanner.co.uk.

Legal costs

Each party is to bare their own legal, surveyors or other costs incurred in any transaction.

Data Room

A data room is available upon request via the selling agent to include a full suite of surveys, plans and planning documents.

Services

All parties must satisfy themselves regarding the location and capacity of any utilities.

VAT

We understand that the Property has been elected for VAT.

Anti-Money Laundering

The successful party will be required to provide the usual information to satisfy the AML requirements.



"Cooper and Tanner are delighted to bring this significant development opportunity to the open market"

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact. FEBRUARY 2025.

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Please see the image on page 1 which showcases the site plan in red outline