



FOR SALE

Land at Shrivenham Road, Highworth,
Swindon, SN7 7QQ

Land comprises 28.12 acres (11.38 hectares) approximately (Gross)

Land comprises 17.67 acres (7.15 hectares) approximately (Net)

Outline planning permission granted for the erection of up to 250 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from Shrivenham Road.

01260 288888

www.gladmanland.co.uk



Location

The Site is located to the north of Shrivenham Road and is a short distance away from the key services and facilities of the settlement; inclusive of the educational facilities, local shops and public house to name a few. The site is located approximately 8.4km from the centre of Swindon.

Description

Comprising 28.12 acres (11.38 hectares) (gross) the land is made up of a large agricultural field. The site presents itself as a great opportunity as a logical extension to Highworth.

The proposed development has been designed to incorporate a range of properties with the potential density of up to 35 dwellings per hectare. The site introduces both market and affordable dwellings required to be delivered by Swindon Borough Council, alongside public open space.

Planning Permission

Outline planning permission for up to 250 homes, including 30% affordable housing was granted by Swindon Borough Council 21st September 2021 together with a completed S.106 dated 15th September 2021.

Section 106 Agreement and CIL

The contributions will be the responsibility of the purchaser and due consideration should be made within any offer. CIL is applicable on this site, Developers are required to set out their calculations in any offers.

Affordable Housing

Please allow for 30% affordable housing with a tenure split comprising 70% Social Rented and 30% Intermediate Housing as detailed in the S106 Agreement. Developers are asked to make their own enquiries with Registered Providers.

Design

It is a key requirement of the landowners that a high quality sympathetic and sustainable scheme is delivered on their land. They see this as an opportunity for a purchaser to deliver an exceptional development.

We invite all potential purchasers to demonstrate (with drawings and supporting specifications) how they would intend to deliver a scheme that not only provides an aesthetically pleasing layout but one that is considerate to its wider setting and achieves high industry standards for energy efficiency over the life of the homes.

As minimum the development will be constructed to the proposed Part L Building Regulations.

The landowners require that at least 10% of the dwellings are constructed to achieve the lowest future running costs able to be achieved using currently available materials and technology within the industry.

Developers Obligations

The developer will ensure that their layout includes for adoptable roads to be brought to the northern and eastern boundaries.

All the necessary rights and reservations will be retained for the ability to connect into the roads and services for any future development.

The developer will be required to fence the boundaries with a 1.2m chain link fence from completion, or such other suitable boundary treatment details of which are to be provided in your offer.

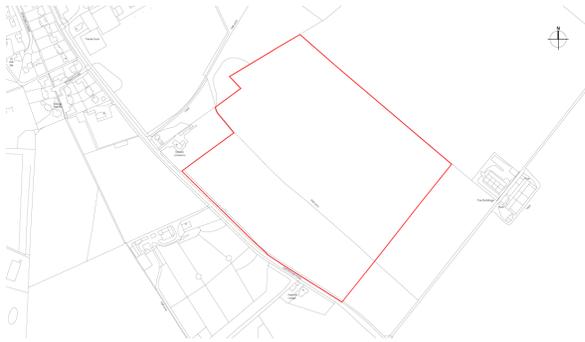
Bidders are required to allow for a fee of 1.25% plus VAT of the purchase price to be paid to the Agent on completion.



Edward Preece

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Technical Pack & Information

Access can be provided to the data room on request. An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance will be provided from external consultants confirming use and reliability of the relevant reports. A schedule of the letters that will be provided can be found in the data room.

Phase II Site Investigation

A Phase II Site Investigation has been commissioned and it is the intention that this report will be circulated prior to the offer date. Any associated costs arising from the site investigations (if any) above standard construction costs should be included within any offer to arrive at a net land value.

Vacant Possession

The land will be sold freehold with vacant possession on legal completion.

Legal Costs

The purchaser will be expected to give a legal cost undertaking of up to £10,000 plus VAT in the event they withdraw from the transaction following agreement of heads of terms and issuing of the contract documentation.

VAT

Gladman Developments Ltd and the owners have elected to charge VAT and this will be payable by the purchaser on legal completion in addition to the purchase price.

Method of Sale

The site is being offered to a shortlist of developers on a subject to contract basis and any conditional offers must clearly state any conditions attached to their offer and a list of any assumed abnormal cost allowances.

The decision to select a preferred developer will be made based on a number of factors such as price and conditionality but we wish to draw your attention to the desire of the landowners to ensure an energy efficient scheme is delivered. The interview process will be in 2 parts, the land value and terms and then on the energy efficiency and design of the development. We will expect to see detailed proposals on both sections.

Offers are to be submitted to Clare Goodchild at Gladman and Edward Preece at Waymarket Property by email by noon on Tuesday 30th November.

Emails: c.goodchild@gladman.co.uk
ep@waymarkproperty.co.uk

Clare Goodchild

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c.goodchild@gladman.co.uk





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2,777 
dwellings gained planning
permission in the last
6 months

 **50%+**
of approvals
gained locally
after working with interested
parties; local people; landowners;
and local council

31,000
homes
built since
 **2009**

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