

Parcel of Land in Yarnbrook

Land North Yarnbrook Road, West Ashton

COOPER
AND
TANNER



Subject to Planning – offers invited

Description

We are delighted to be able to offer this parcel of bare land that is located on the northeast side of Yarnbrook and fronts the main A350, which provides links to Westbury and Melksham.

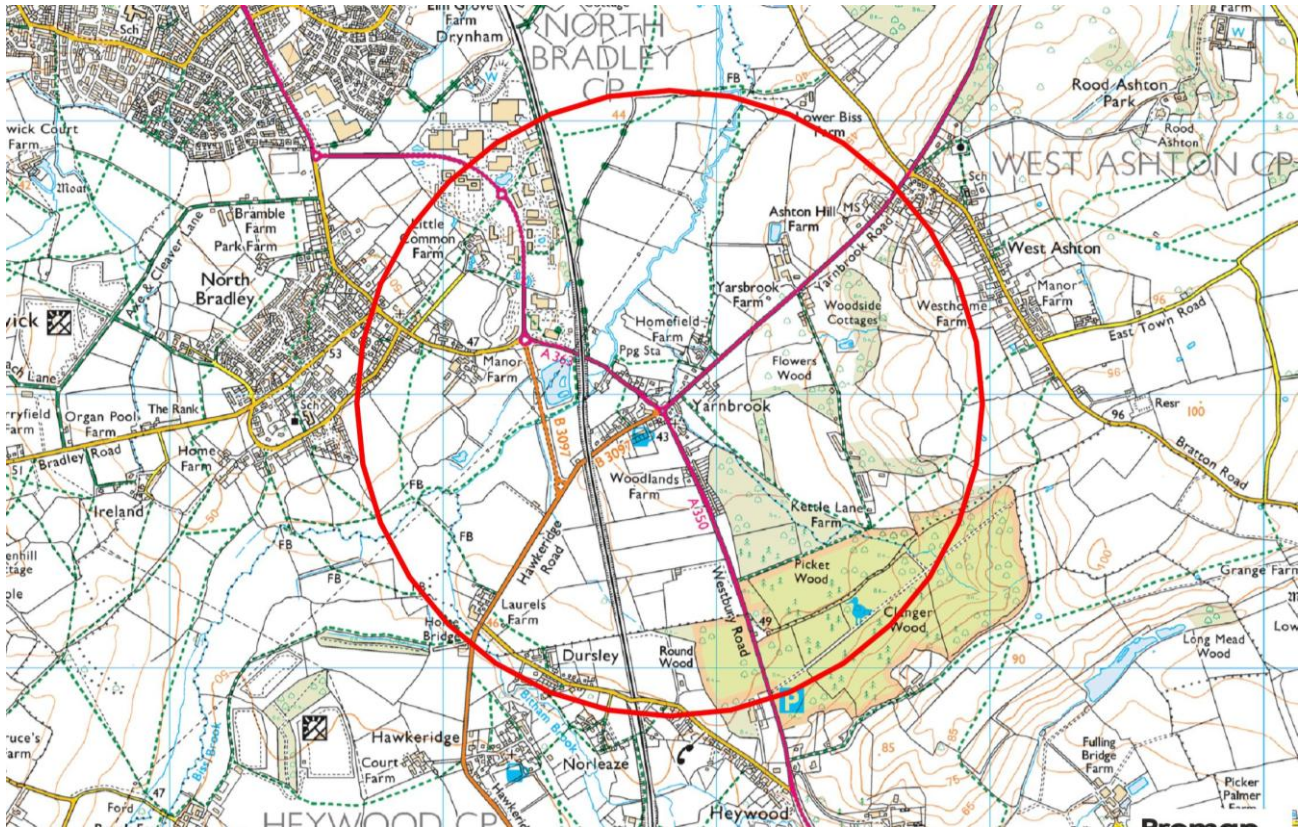
The topography of the land is level but due to inactivity it is currently very overgrown, no flood risk has been identified and main access to the land is through a gate onto the main road. Most of the site is enclosed by mature shrubs as well as some residential dwellings.

Previously the land was tied into an option agreement which has now ended.

The land was submitted for an application and experienced challenges related to Highways.

It will be the responsibility of the purchaser to make representations under the subject to planning agreement to Wiltshire County Council.

Our vendor is seeking a subject to planning agreement with a developer and is open to negotiating offers. There is no guide price, the purchase price will be a percentage of the resale Gross Development Value. This land is not being offered for agricultural or equestrian purposes.



Features

- Development Opportunity
- 0.55 acres of bare land
- Outskirts of North Bradley on A350
- Good vehicle links to Westbury and Trowbridge
- Vendor seeking STP deal

Local Information

- **Viewing** Strictly by appointment only
- **Council Tax Band** Wiltshire Council
- **Tenure** Freehold
- **Services** Prospective purchasers must satisfy themselves as to the location and capacity of any services.

Wayleaves, easements and rights of way

The land will be subject to and with the benefit of all rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cable, drains, water and gas and other pipes whether referred to in these particulars or not.

Important Notice – Cooper and Tanner for themselves and for the Vendors of this land, whose agents they are, give notice that:

- The particulars are prepared in good faith to give a fair, and substantially correct, overall description for the guidance of intending purchasers. They do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
- The potential purchaser will be required to fund the agents an annual monitoring fee (to be negotiated). They will also be required to pay all solicitors costs in regards to the drafting of the contract. These will be deductible amounts if planning is approved.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- No person in the employment of Cooper and Tanner has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Cooper and Tanner nor enter into any contract on behalf of the Vendor.

DEVELOPMENT DEPARTMENT

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