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DEVELOPMENT LAND CONSULTANTS

FOR SALE BY PRIVATE TREATY

a Residential Development Site

with Full Planning Permission for 13 Dwellings

at Manor Farm, The Street, Grittleton, Wiltshire, SN14 6AN

- Stone Barns with Full Planning to convert to 7 dwellings.
- Full Planning to build 6 new build dwellings.
- Unique opportunity to develop stunning new homes.
- In the attractive Cotswold village of Grittleton.
- Nil Community Infrastructure Levy (CIL) to pay.
- Train Chippenham to London Paddington 1 hour 11 mins.
- No affordable dwellings.
- Net Internal Area 2,211 sq. m. (23,799 sq. feet).
- Available as a whole or in 3 lots.
- No Section 106 payments to pay.

M4 Junction 17 – 4.2 miles
Bristol – 20.9 miles

Malmesbury – 7.8 miles
Bath – 14.1 miles

Chippenham Railway Station - 7 miles
Swindon – 18 miles

WebbPaton Rural & Commercial Valuers
The Dairy, Hook, Royal Wootton Bassett, Wiltshire SN4 8EF
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DESCRIPTION

A unique opportunity to purchase a farmyard in the Wiltshire Cotswolds with detailed planning permission to build up to 13 new dwellings. The site consists of 5 stone built barns with detailed planning to convert into 7 dwellings, plus a Dutch barn and two portal framed buildings which are to be cleared to allow the building of 6 new dwellings. This 13 dwelling site has been promoted through planning by the Vendor using planning consultant Simon Chambers of LPC (Trull) who can be contacted on 01285 841433.

The property is available as a whole or in 3 lots:

Lot 1 - as shown coloured in yellow on the picture on the front page of these sale particulars with planning to build nine dwellings, being four stone barns to convert into up to five dwellings and four new build dwellings.

Lot 2 - as shown coloured in orange on the picture on the front page of these sale particulars, being currently a Dutch barn available to convert into two new build properties and one stone barn to convert into one dwelling.

Lot 3 - as shown coloured in purple on the picture on the front page of these sale particulars, being one stone barn available to convert into one dwelling.

LOCATION

Grittleton is a picturesque Cotswold village located north west of Junction 17 of the M4 in north Wiltshire. The village is only 7 miles from Chippenham railway station, which has a half hourly train service to London Paddington which takes 71

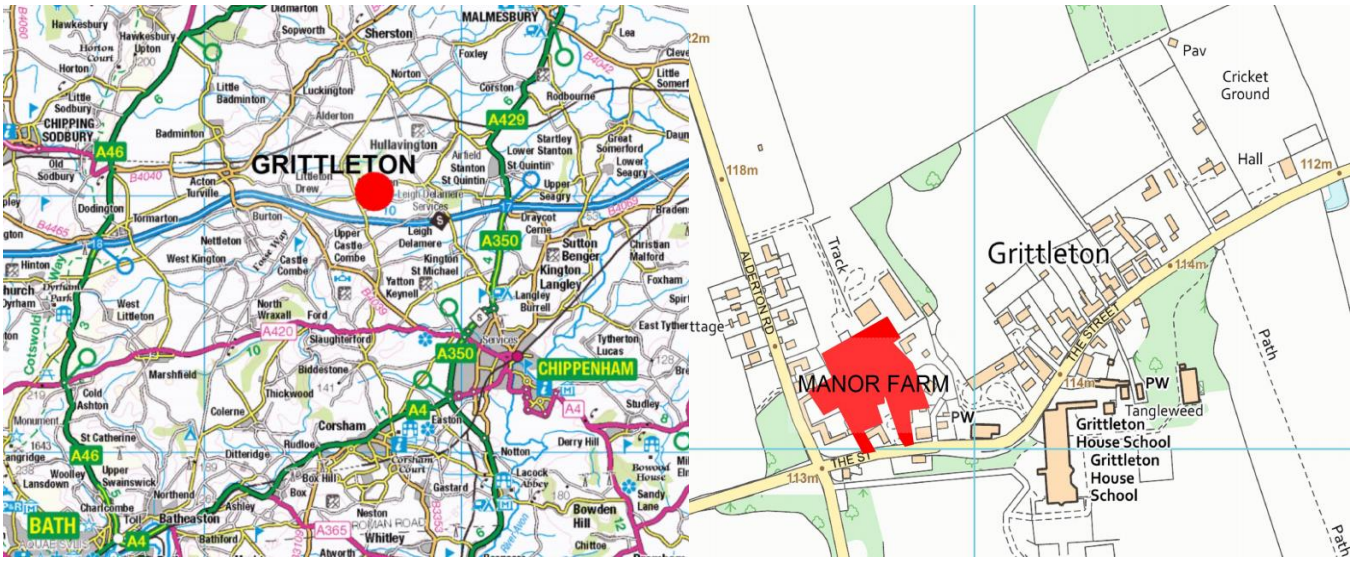
minutes. Bristol Temple Meads takes just 28 minutes. Grittleton is a much sought after village within the Cotswold Area of Outstanding Natural Beauty (AONB). The village has a variety of Cotswold stone dwellings. The village pub is the Neeld Arms Inn. There is a cricket club, who play next to the village hall and various other social clubs. St Mary the Virgin is the Parish Church. The Theatre Royal Bath, Bristol Hippodrome, Bath Rugby club, Castle Combe motor racing track, Badminton Horse Trials, Bath racecourse, and polo at both Westonbirt and Cirencester Park are all close by.

Local Primary Schools include Trinity C of E Primary School and Hullavington C of E Primary School. Local Secondary Schools include Malmesbury School, Hardenhuish School, Abbeyfield School and Sheldon Academy. Local private schools include Calder House Prep School, St Margaret's Prep School, Heywood Prep School, Kingswood School, Westonbirt Girls School, St Mary's Calne, Stonar School, Monkton School, Clifton College, Clifton High School, Bristol Grammar School, King Edward's Bath, Prior Park School and Royal High School Bath.

DIRECTIONS

Postcode: SN14 6AN.

Full address: Manor Farm, The Street, Grittleton, Wiltshire, SN14 6AN.



PLANNING

Wiltshire Council granted full planning permission for 14 open market dwellings on 1st April 2019 under planning reference 18/07128/FUL and listed building consent under planning reference 18/07246/LBC. Further details including the planning conditions can be found on the dedicated website for the sale of this land at: www.grittletonbarns.co.uk/

Further details of the planning permission can be found on Wiltshire Council's Planning Portal at: https://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=890536&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=&DAURI=PLANNING

Further details of the listed consent can be found on the Wiltshire Council's Planning Portal at: https://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=890649&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=&DAURI=PLANNING

FARMYARD PLAN

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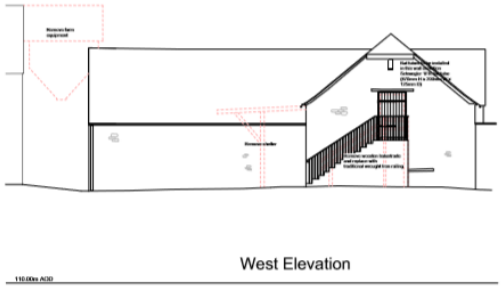
THE DEVELOPMENT – LOT 1

- shown coloured yellow on the picture on the front page of these sale particulars with planning to build nine dwellings, being four stone barns to convert into up to five dwellings and four new build dwellings.

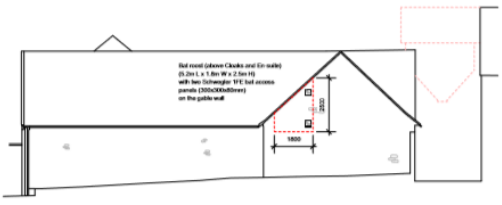
BARN CONVERSION B1 - 275 sq. m. (2,960 Sq. Feet).

An L-Shaped stone farm building with an outside stone staircase to a loft above. Cotswold stone roof with feature beams.



West Elevation

North Elevation



East Elevation

South Elevation

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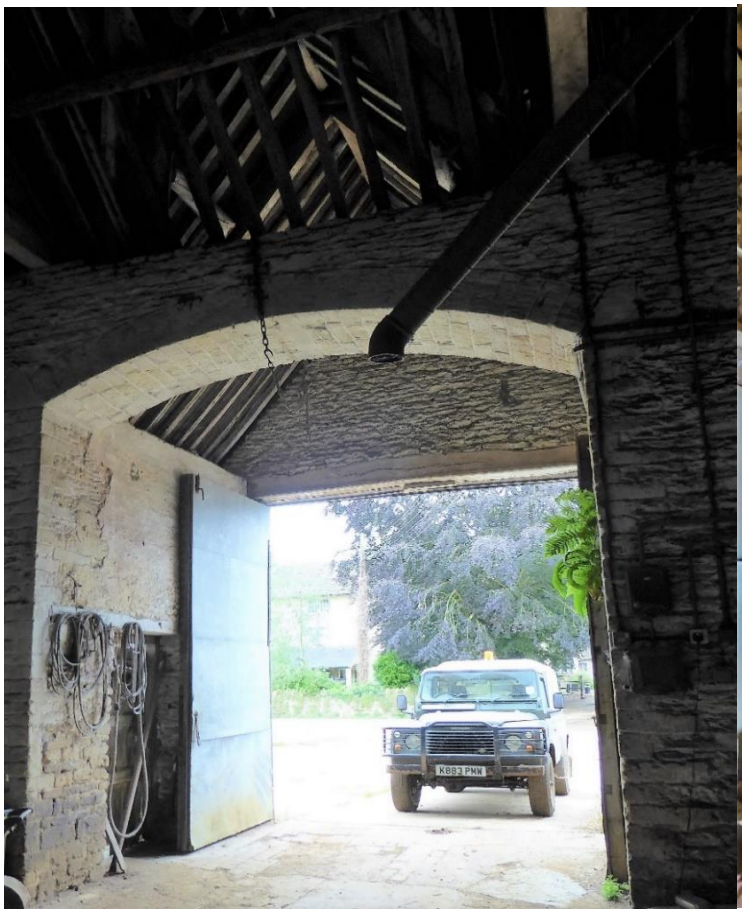
BARN CONVERSION B2 - 165 sq. m. (1,776 sq. feet).

A large granary stone barn, with a tiled roof with feature beams. Large threshing barn doors.



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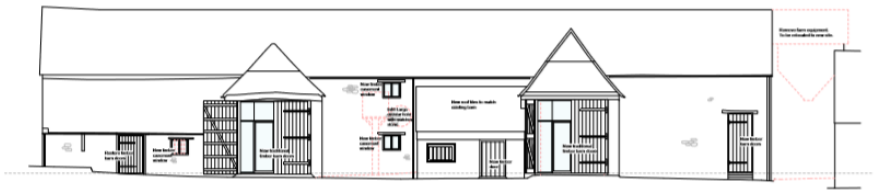
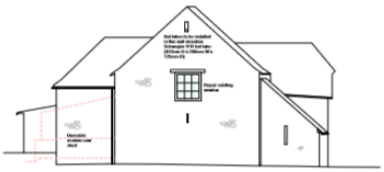
BARN CONVERSION B3 - 184 sq. m. (1,981 sq. feet).

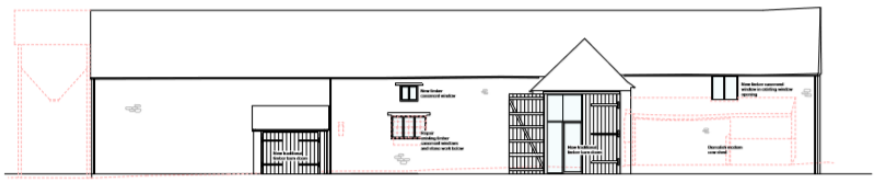
A large granary stone barn, with a tiled roof with feature beams. Large threshing barn doors.



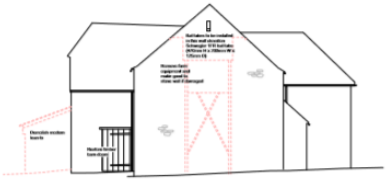
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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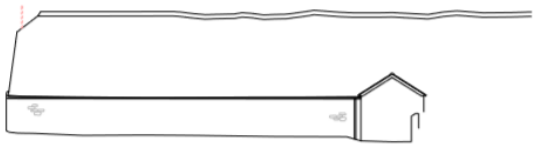
BARN CONVERSION B5 - 173 sq. m. (1,862 sq. feet).

A single storey stone former cart shed with a Cotswold stone roof and feature beams.

EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

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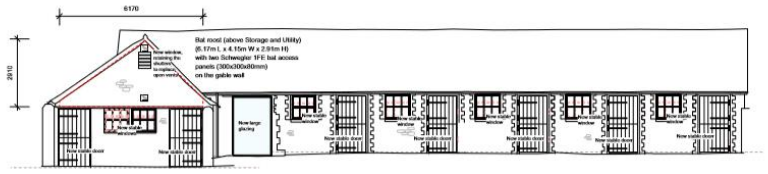
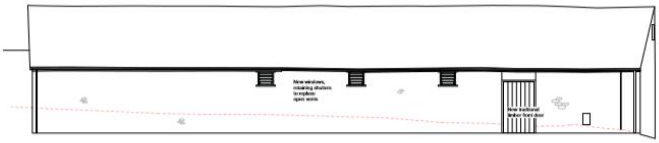
BARN CONVERSION B6 - 180 sq. m. (1,938 sq. feet).

A single storey stone former stable building, with a tiled roof and feature beams**.**

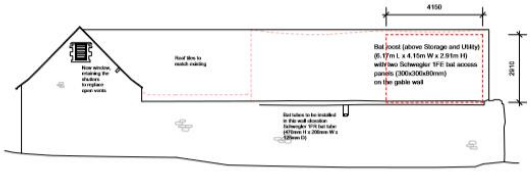


SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION



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NEW BUILD DWELLING C1 - 121 sq. m. (1,302 sq. feet).

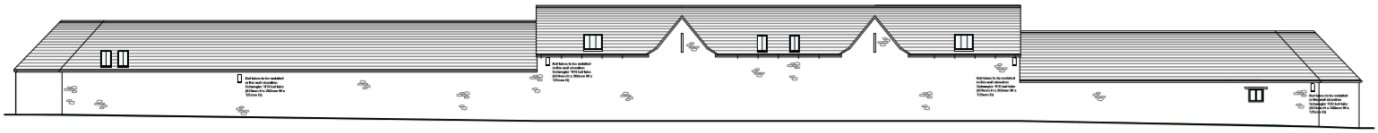
NEW BUILD DWELLING C2 - 192 sq. m. (2,067 sq. feet).

NEW BUILD DWELLING C3 - 192 sq. m. (2,067 sq. feet).

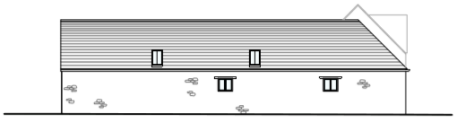
NEW BUILD DWELLING C4 - 140 Sq. M. (1,507 sq. feet).

SOUTH ELEVATION

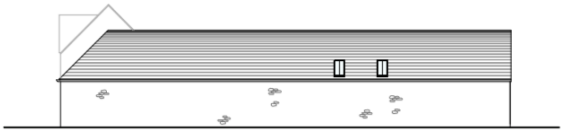
C1 C2 C3 C4



NORTH ELEVATION



EAST ELEVATION



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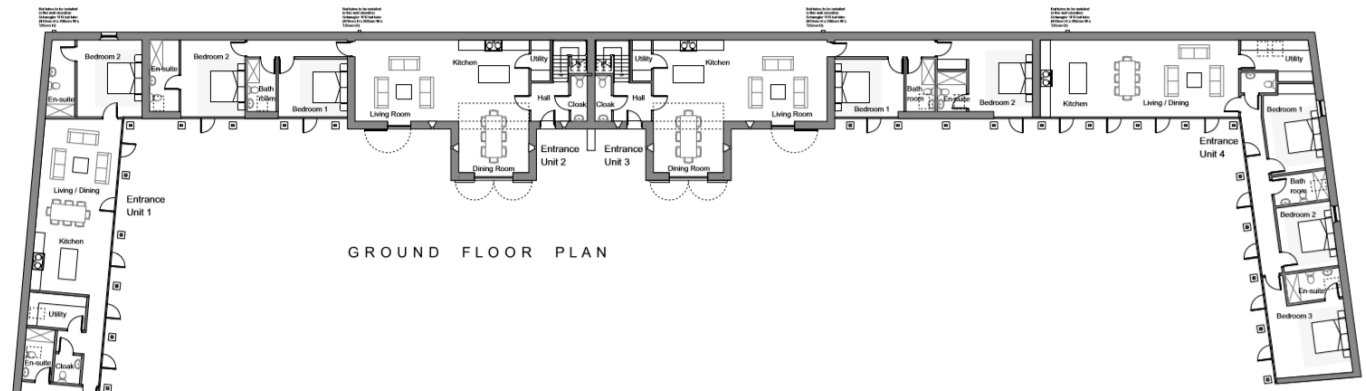
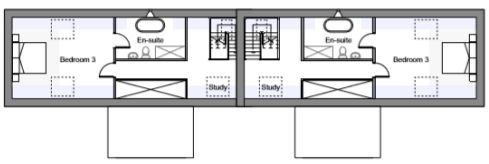


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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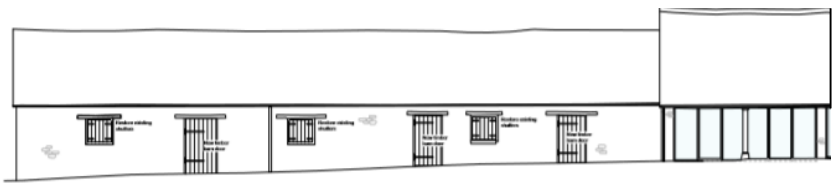
THE DEVELOPMENT – LOT 2

- shown coloured orange on the picture on the front page of these sale particulars, being currently a Dutch barn available to convert into two new build properties and one stone barn to convert into one dwelling.

BARN CONVERSION B4 – 1,528 sq. m. (1,528 sq. feet).

A single storey stone former stable building, with a Cotswold stone roof and feature beams**.**



EAST ELEVATION

SOUTH ELEVATION

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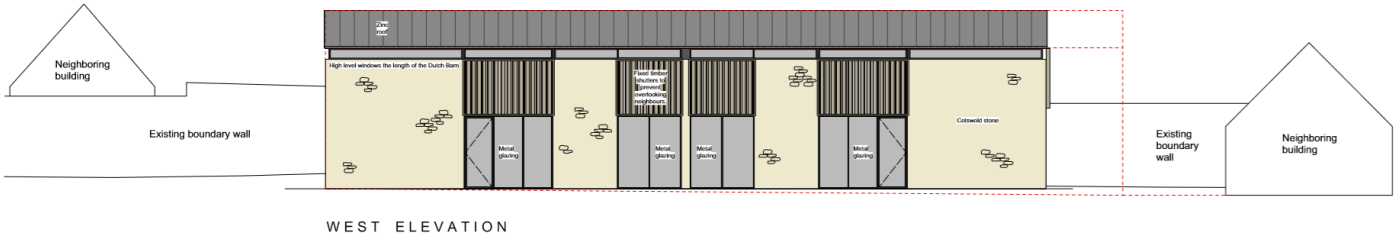
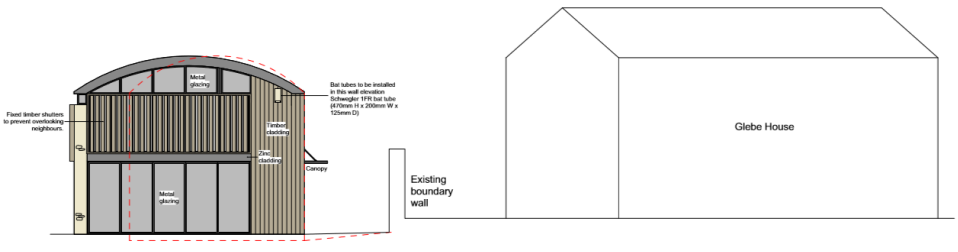
NEW BUILD DWELLING D1 - 173 sq. m. (1,862 sq. feet).
A Dutch barn shaped new build.

NEW BUILD DWELLING D2 - 173 sq. m. (1,862 sq. feet).
A Dutch barn shaped new build.



WEST ELEVATION



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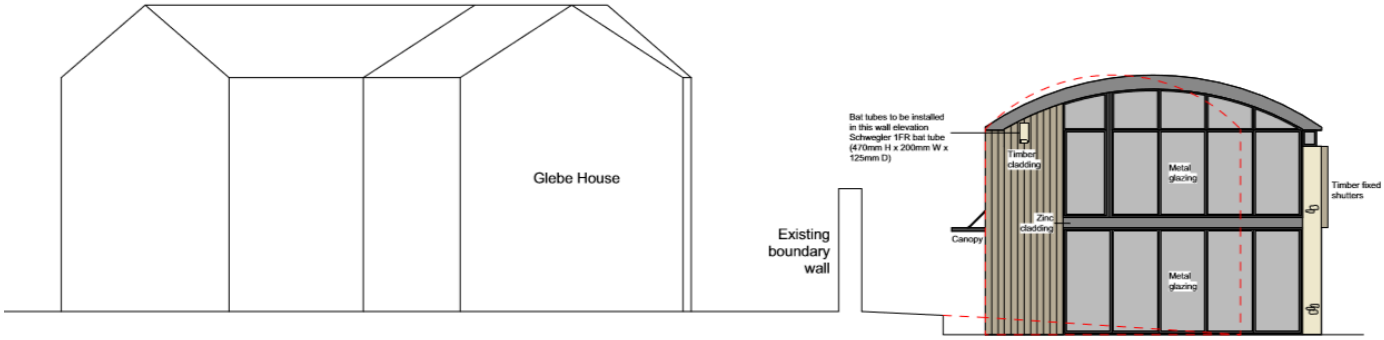
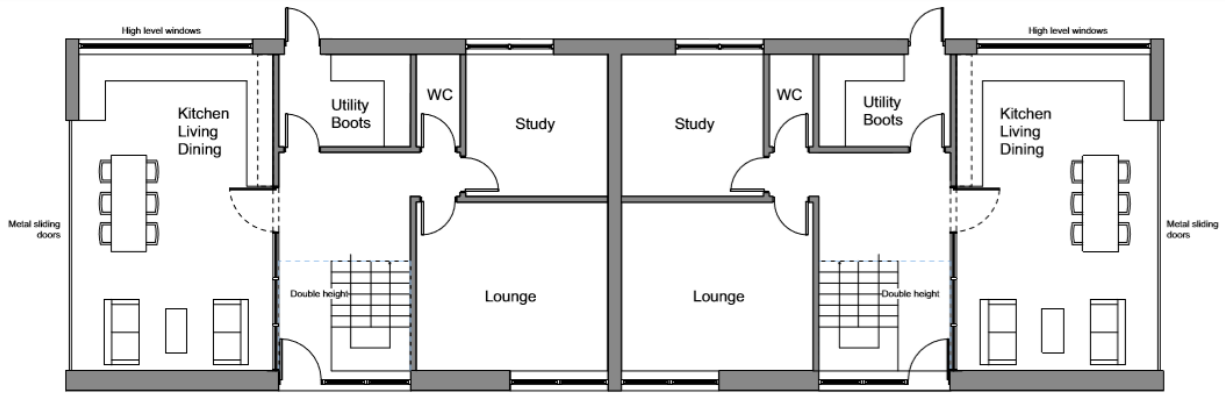
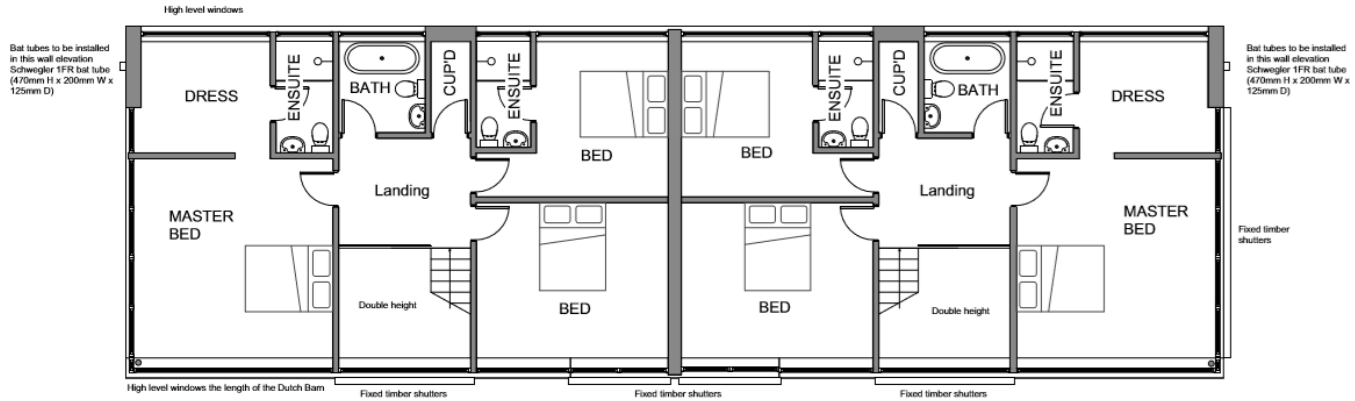
EAST ELEVATION



NORTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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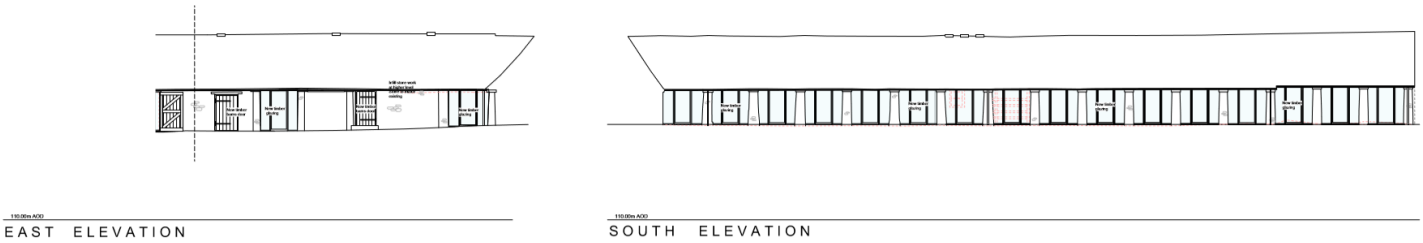
THE DEVELOPMENT – LOT 3

- shown coloured purple on the picture on the front page of these sale particulars, being one stone barn available to convert into one dwelling.

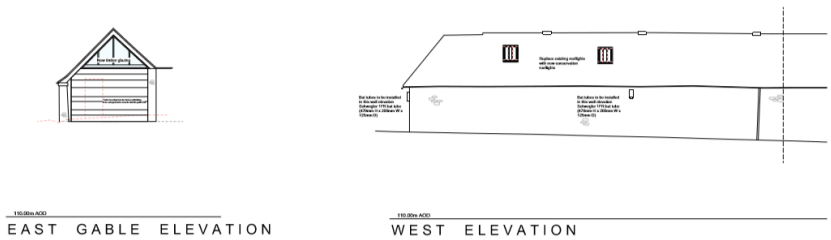
BARN CONVERSION B8 - 101 sq. m. (1,087 sq. feet).

A rare round pillared stone cart shed with tiled roof.



EAST ELEVATION

SOUTH ELEVATION



EAST GABLE ELEVATION

WEST ELEVATION

PLEASE NOTE BARN CONVERSION B7 - is being retained by the Vendor.

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ACCESS

The Vendor will retain the ownership of the access shown coloured red on the picture on the front page of these sale particulars, as it will also be the access to his Farmhouse, retained land and buildings. The Purchasers will be granted a right to use this access. The Purchaser of Lot 1 is to grant an access / services route to the Purchaser of Lot 2.

FOOTPATH / CYCLEPATH ACCESS TO THE RETAINED LAND

The Vendor owns farmland and buildings to the north of the site being sold. The Vendor will retain the ownership of a 3 metre wide access corridor to the west of the site, which is shown coloured red on the picture on the front page of these sale particulars. The Purchaser of Lot 1 will be granted a right to use this access.

GARDEN LAND (AVAILABLE FOR AN ADDITIONAL COST TO THE PURCHASER OF LOT 1)

The Vendor is prepared to consider selling for an additional price the area coloured green on the picture on the front page of these sale particulars to the Purchaser of Lot 1. The proposal is this area could be accessed off the 3 metre corridor to the west of the site. Planning permission has not been granted for a change of use to garden land. The risk of obtaining such planning permission will be left to the Purchaser of Lot 1.

PAYMENT PHASING FOR LOT 1

As the farm buildings are currently being used for storing livestock and grain it is suggested that the Purchaser of Lot 1 pays in two instalments. The first instalment will allow the Purchaser to commence converting barns B1, B2, B3, B5, and B6. The second instalment is to be made within 1 month of the Vendor taking down buildings 2 and 3 and therefore allowing the commencement the development of new dwellings C1 and C2.

CLEARANCE OF FARM BUILDINGS TO ENABLE THE DEVELOPMENT OF LOT 1

All of the farm buildings are currently being used for agriculture, and will be required for storing grain and livestock until April 2020. The Vendor will at his cost remove the old milking parlour and buildings 2, 3, and 4 and their concrete floors by June 2020. The Vendor at his cost will remove buildings 1, 5 and 6 and their concrete floors by June 2021. The area

where buildings 5 and 6 stand, the hardcore yards around them and the Garden Land will be reinstated into grass meadow land. Please note the Vendor will take away the hardcore to build their new farm buildings.

LAND REGISTRY TITLE NUMBER

The Vendor is the freehold owner of all the land registered at the Land Registry until Title Number WT289179.

SECTION 106 PLANNING OBLIGATIONS

There are no Section 106 payments required.

AFFORDABLE HOUSING

No affordable houses are required.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

There is no CIL payable on this development under the current planning permission.

VAT

The land is currently not registered for VAT.

THE SUPPLY OF WATER AND ELECTRICITY TO THE VENDOR'S RETAINED LAND AND TO THE PURCHASERS OF LOTS 2 & 3

The Vendor requires the Purchaser of Lot 1 to divert at the Purchaser's cost the existing potable water and electricity supply plus the installation of new meters so that they are available to the Vendor's retained land. In addition the Purchaser of Lot 1 is to provide water and electricity connections plus meters to Lots 2 and 3.

ELECTRICITY

A Southern Electric electricity supply comes across the site on overhead wires from the farmhouse. It is not known if this has sufficient capacity for the development of the 13 dwellings. A request for an estimate has been made to a multi utility company specialising in providing utility connections to new housing developments for the cost of providing an electricity supply to 13 dwellings on the site. When it is available it will be added to the Utilities section on the site's dedicated dataroom website at www.grittletonbarns.co.uk/

GAS

There is no main gas supply in Grittleton.

BRITISH TELECOM

Please note there is a telephone line immediately adjoining the site. A request for an estimate has been made to a multi utility company specialising in provide utility connections to new housing developments for the cost of providing broadband and telephone lines to 13 dwellings on the site. When it is available it will be added to the Utilities section on the site's dedicated dataroom website at www.grittletonbarns.co.uk/

WATER

There is currently mains water available on the site. It is unknown whether the pressure is suitable for the 13 new dwellings. A request for an estimate of the cost of a potable water supply has been made to Wessex Water. When it is available it will be added to the Utilities section on the site's dedicated dataroom website at www.grittletonbarns.co.uk/

SEWER

The main sewer is located in The Street immediately off the access road. An application has been made to Wessex Water to identify the foul water solutions and the estimate of the costs to connect the 13 dwellings to the mains sewer network. When available the website will include Wessex Water's correspondence on the sewer. When it is available it will be added to the Utilities section on the site's dedicated dataroom website at www.grittletonbarns.co.uk/

SURFACE WATER DRAINAGE

The Purchaser of each Lot is responsible for their property's surface water drainage.

THE WALL ADJOINING LOT 3

The Vendor will retain the ownership of the stone wall adjoining Lot 3 shown with a line coloured white on the picture on the front page of these sale particulars. The Purchaser at their cost is to increase the height of this stone wall to 1.8 metres high.

OVERAGE

Lot 1 will be sold subject to an overage clause on the areas of buildings 1, 2 and 3 and their surrounding yards if more than 4 dwellings are to be built within this area. A similar overage will be placed on Lot 2 for the areas where the Dutch barn, building 4 and the surrounding yard if more than 2 dwellings are built on this area. A plan of the areas subject to this overage is available on the site's dedicated website at www.grittletonbarns.co.uk/

The overage will be based on 50% of the increase in value less the cost of obtaining planning permission. Such an overage is to be in place for 20 years. Please note the Vendor will consider alternative overage proposals. Bidders are advised if they wish to move away from the overage proposed above that they should submit two offers, one with the overage described above and one with their proposal.

LOCAL NEW HOUSE SALE VALUES

Local land sales evidence shows average values of £325 to £340 per square foot for new build dwellings.

VIEWINGS

By appointment with the selling agents only.

LEGAL COSTS

The successful Purchaser's Solicitor is to provide a legal undertaking of £10,000 plus VAT to the Landowner's Solicitor if there are abortive legal fees if the Purchaser pulls out or the Landowner pulls out if the Purchaser alters the agreed Heads of Terms. All other legal costs will be the responsibility of each party.

THE SITE DEDICATED WEBSITE DATAROOM

A web based Information Pack is available at www.grittletonbarns.co.uk/

FURTHER INFORMATION

Is available from either George Paton or Libby Barron at WebbPaton who can be contacted on 01793 842055 or by emailing post@webbpaton.co.uk

Particulars produced 18th June 2019

Notice: These particulars and the web based Information Pack are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, reference to conditions and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or Partner of WebbPaton has authority to make or give any representations or warranty in relation to the property.

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DEVELOPMENT LAND CONSULTANTS

Residential Development Land Consultants
The Land Agents who act for Farmers

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