

RESIDENTIAL DEVELOPMENT LAND

Patterdown Farm, Patterdown, Chippenham, Wiltshire SN15 2NP



MOORE ALLEN
— & INNOCENT —

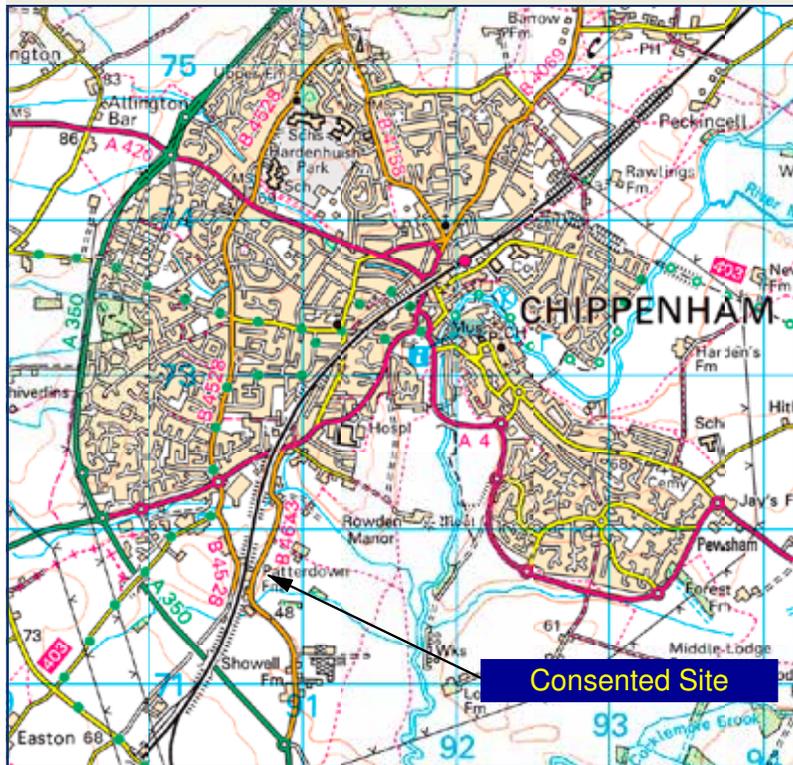
RESIDENTIAL DEVELOPMENT LAND

Land and Buildings at Patterdown Farm, Patterdown,
Chippenham, Wiltshire SN15 2NP

Residential development land with full planning
permission for the redevelopment of a former farmyard
to provide 4 new dwellings

The consented land extends to about
0.42 acre (0.17 hectare)

For sale by Private Treaty



Situation

Chippenham is a historic market town in the county of Wiltshire, set between the Marlborough Downs to the east, the Cotswolds to the north and Salisbury Plains to the south. Chippenham provides most day-to-day shopping, educational and recreational requirements. More comprehensive facilities are available in Bath and Swindon. Communications are excellent, with the M4 (junction 17) being 4 miles to the north and Chippenham Railway Station (1.5 miles distant) putting London (Paddington) within 1 hour's train journey.

The Property

The property comprises a range of derelict agricultural buildings which are approached over a gravel driveway from the public highway. The site extends in all to approximately 0.42 acre (0.17 hectare).

Planning Consent

Full planning permission was granted by Wiltshire Council on 18th October 2017 (reference 17/00113/FUL) for the redevelopment of the former farmyard to provide 4 new dwellings. Further details are available in the online data room.

Online Data Room

Detailed information is available in a data room, including:

- Land Registry titles
- Planning application, decision notice and approved plans
- Planning justification statement
- Structural report on existing barn
- Conditions of sale and plan

The data room login details are available from the selling agents. Please contact Anthony Wright on 01285 648106 or anthony.wright@mooreallen.co.uk.

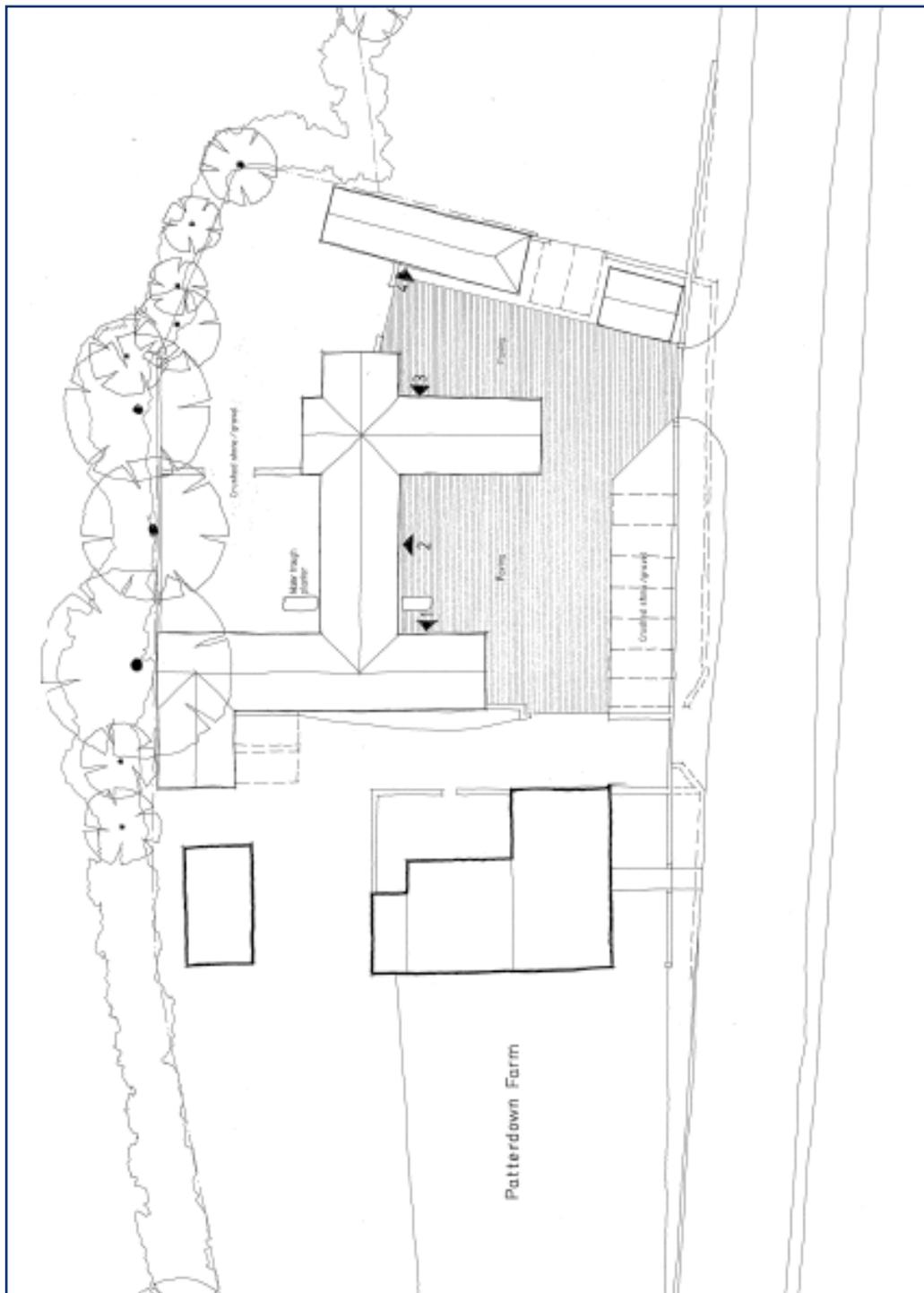
Community Infrastructure Levy

A charge of £20,090.3 has been levied under Wiltshire Council Community Infrastructure Levy Charging Schedule. A Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. For the avoidance of doubt, the Purchaser will be responsible for the charge.

Access

The Vendors and their successors in title reserve full vehicular rights of way for all purposes over the newly constructed road (shaded blue on the Condition of Sale Plan). Future maintenance is to be shared, one-third (the Vendors) two-thirds (the Purchaser).

Please Note: These sale particulars have been prepared to provide a general description of the property. All plans are for identification purposes only and are not to scale. Appliances have not been checked. Services stated are assumed to be connected. We would advise that legal advice should be sought before committing to any purchase.



General Information

SERVICES

Mains water, electricity and gas are understood to be available nearby. Prospective purchasers are required to seek confirmation from the various utility providers that mains services are readily available. The purchaser will be required to install a private drainage system.

RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.

SPECIAL CONDITIONS OF SALE

The prospective purchaser will be required to adhere to certain conditions of sale in connection with access and services, for which details are set out in the online data room.

TENURE AND POSSESSION

The property is offered for sale by private treaty, with vacant possession on completion. The farm buildings or remnants of farming activity will be left as seen on the date fixed for completion with no further clearance or admission of responsibility thereafter. Rights of access will be granted over the new driveway to Patterdown Farmhouse and to fulfil the planning obligations set out in the Planning Decision Notice.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 03000 4560100.

VAT

VAT will not be charged on the sale price of the property.

PLANNING CONSULTANTS

LPC (Trull) Ltd, Trull, Tetbury, Gloucestershire GL8 8SQ. Tel: 01285 841433.

SELLER'S SOLICITORS

Bevris Solicitors, 141 High Street, Royal Wootton Bassett, Swindon SN4 7AZ. Tel: 01793 849900.

VIEWING

By appointment with the selling agents (01285 648106).

DIRECTIONS

From the M4 (Junction 17) head in a southerly direction on the A350 towards Chippenham. On passing Chippenham Golf Club take the second exit of the roundabout bearing right. At the next two mini roundabouts head straight over. At the third mini roundabout bear left onto the A420 and right onto B4528. Continue on the B4528 in a southerly direction for approximately 0.5 mile. The property is situated on the right. From Bath head in an easterly direction towards Chippenham on the A4 (Old Bath Road). At the Chequers roundabout take the second exit and continue on the Bath Road. At the next roundabout turn right onto the B4528 and follow directions as above.

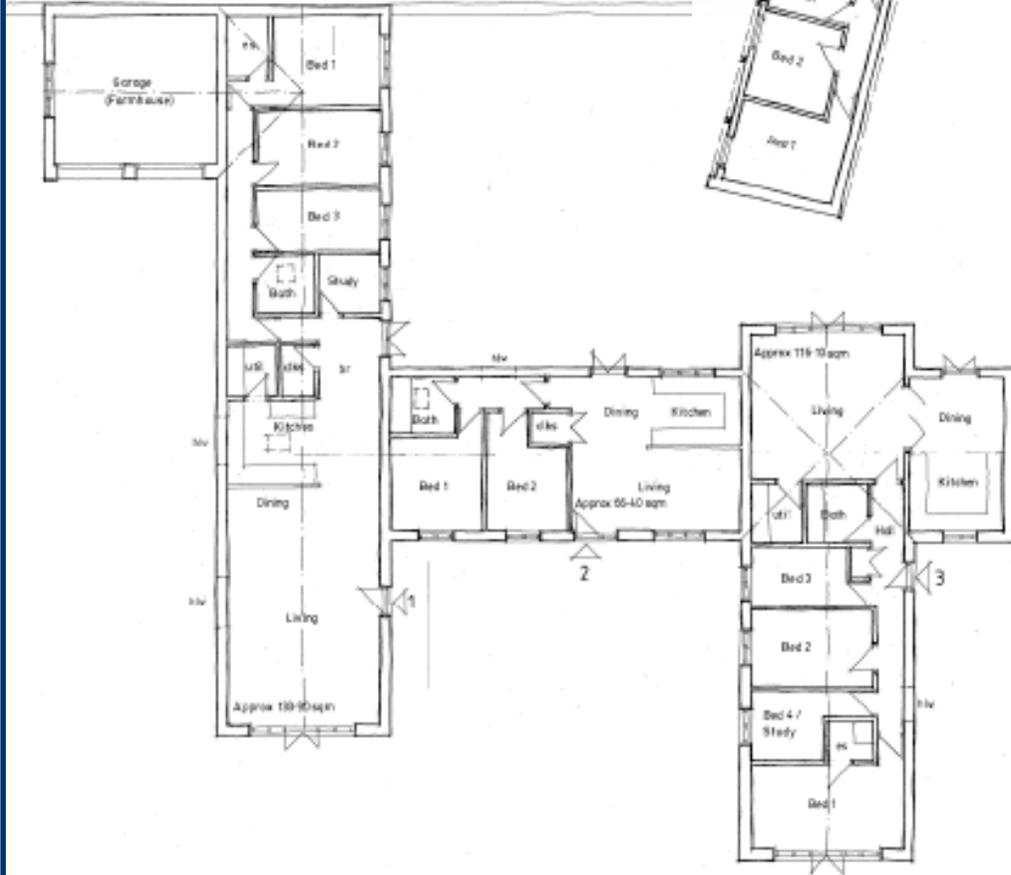
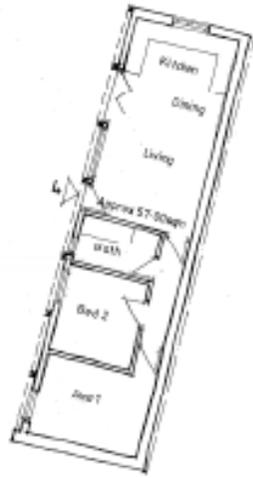
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33 Castle Street, Cirencester, Gloucestershire GL7 1QD

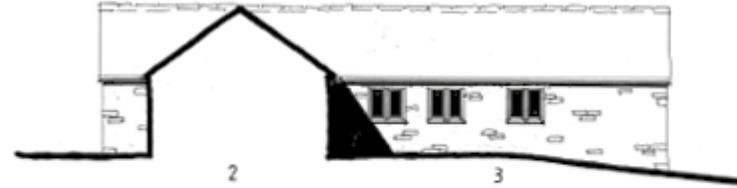
01285 648106 anthony.wright@mooreallen.co.uk

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PATTERDOWN FARM
Floor Plans



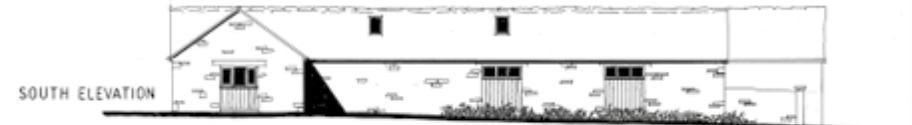
NORTH ELEVATION - Inner



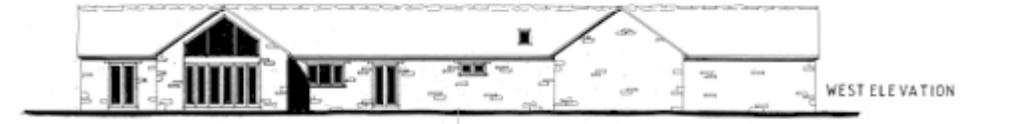
SOUTH ELEVATION - Inner



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

