

# RESIDENTIAL DEVELOPMENT LAND

Patterdown, Chippenham, Wiltshire SN15 2NP



**MOORE ALLEN**  
— & INNOCENT —



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Patterdown, Chippenham, Wiltshire SN15 2NP

Outline planning permission for up to

**72 DWELLINGS**

The consented land extends to about  
**9.57 acres (3.87 hectares)**

**For sale by Informal Tender**

Offers to be submitted by 12 Noon on Wednesday 23rd  
May, 2018 to Moore Allen & Innocent's Tetbury Office



## 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 Plain 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) just over 1 hour's train journey.

## The Property

The Property is situated on the southern edge of Chippenham. The Property comprises undulating pasture paddocks extending in all to about 9.57 acres (3.87 hectares) bordered by mature belts of woodland and hedgerows. Vehicular access can be taken from Patterdown Road.

## Planning Consent

Outline planning permission was granted by Wiltshire Council on 9th March, 2018 (reference 16/09277/OUT) for the construction of up to 72 dwellings. Further details are available in our online data room.

## Section 106 Agreement

The buyer will purchase the land subject to a S.106 Agreement and any bid will need to take into account the obligations set out within the Agreement. It is expected that all offers received should set out the buyer's calculation of S.106 payments based upon their mix and confirm that these have been fully accounted for in the offer.

## Affordable Housing

For the avoidance of doubt, the Section 106 Agreement commits the buyer to providing a minimum of 29 affordable houses split between 60% rented units 40% shared ownership units.

## Online Data Room

Detailed information is available in an online data room, to include:

- Land Registry titles
- Planning application, decision notice and approved plans
- S.106 Agreement
- Highway and Transport Assessment
- Design and Access Statement
- Flood Risk Assessment
- Ecology Report
- Ground Investigations

The data room login details are available from the selling agents. Please contact Anthony Wright on 01285 648106 or [anthony.wright@mooreallen.co.uk](mailto:anthony.wright@mooreallen.co.uk) for further information.

**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

### Method of Sale

Prospective buyers are invited to submit offers to Moore Allen & Innocent by **12 Noon on Wednesday 23rd May, 2018**. Written offers should be submitted in a sealed envelope and sent to Moore Allen & Innocent, 5 Warren Business Park, Knockdown, Tetbury GL8 8QY and titled "For the attention of Mr A. J. Wright – Chippenham". Emailed offers should be sent to [anthony.wright@mooreallen.co.uk](mailto:anthony.wright@mooreallen.co.uk). Contracts are to be exchanged on or before 1st August, 2018 with legal completion on 31st August, 2018. These dates must be strictly adhered to.

### Meeting with the Buyer

To avoid any delay, the buyer and their solicitor will be invited to attend a meeting at Moore Allen & Innocent's Tetbury Office week commencing Monday 28th May, 2018 (day and time to be agreed) to finalise terms and to commence the legal process.

### Services

Mains services are understood to be available nearby. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are readily available.

### 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.

### Tenure and Possession

The property is freehold with vacant possession on completion.

### Local Authority

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 0300 4560100.

### VAT

VAT will be charged on the sale price of the property.

### Promotor

The property has been promoted by Hollins Strategic Land, Suite 4, 1 King St, Manchester M2 6AW. Tel: 0161 300 6509. Website: [www.hsland.co.uk](http://www.hsland.co.uk).

### Promotor's Solicitors

JMW Solicitors, Byrom Place, 1 Byrom Street, Manchester M3 3HG. Tel: 0345 8726666. FAO: Mr P. Burton.

### Seller's Solicitors

Wansbroughs Solicitors, Northgate House, Devizes, Wiltshire SN10 1JX. Tel: 01380 733 323. FAO: Mr. N. Patterson.

### Viewing

By appointment through the selling agents (01454 238600).

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01454 238600 [anthony.wright@mooreallen.co.uk](mailto:anthony.wright@mooreallen.co.uk)

[mooreallen.co.uk](http://mooreallen.co.uk)

