



RETIREMENT VILLAGE DEVELOPMENT OPPORTUNITY

Land at Grovelands Way, Warminster, BA12 8RT

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The opportunity

- ◆ A unique opportunity to acquire a proposed retirement village
- ◆ Edge of settlement setting within Public Open Space
- ◆ Popular West Wiltshire historic market town with a higher than average over 65 population
- ◆ Outline planning comprises:
 - 85 extra care units (46 private and 39 affordable, C2 use)
 - 45 bungalows (C3 use, age restricted)
 - 48 bed care home (C2 Use)
 - Medical Centre & Pharmacy (D1 use)
- ◆ Bungalows & Extra Care NSA 114,506 sq ft & GIA 147,767 sq ft
- ◆ Care Home 28,417 sq ft GIA
- ◆ Medical centre and pharmacy, c.10,764 sq ft GIA
- ◆ Site area 29.4 acres (14 acres to be transferred to purchaser) approx.
- ◆ Section 52 Agreement – Council to take responsibility for Public Open Space (c.15.4 acres)

Location

Warminster Railway Station is approximately 1.1 miles to the east of the site. The station is on the Wessex main line, providing regular services to Bristol (47 minutes) and Southampton (50 minutes). Services to London, via Westbury, from 1 hour 37 minutes.

Access

Warminster is located in western Wiltshire, 17 miles South East of Bath City Centre and 22 miles North West of Salisbury, both via the A36. It is well connected with Westbury, 4 miles due North, and Shaftesbury 15 miles due South via the A350. The junction of A350 and A303 is 7.5 miles south. The A303 provides access to Andover to the East and Wincanton and Exeter (via A30) to the South West.

Warminster

The site is situated less than a mile west of Warminster town centre. It is accessed via Grovelands Way which provides access to the town along West Street and Vicarage Street. A new Co-op, on the corner of Grovelands Way and Victoria Road, provides a daily convenience store within easy, level walking distance of the site.

It is served by local bus services (53, 55 & 56) from the entrance of the site off Groveland Way, providing access to the town centre in the east and Frome in the west. The retail offering ranges from independent shops and cafés to larger supermarkets including Morrisons in the centre and Waitrose and Lidl adjacent to the train station.

West Wilts Golf Club is one of the oldest traditional courses in the South West of England and is located 1.3 miles east of the site.

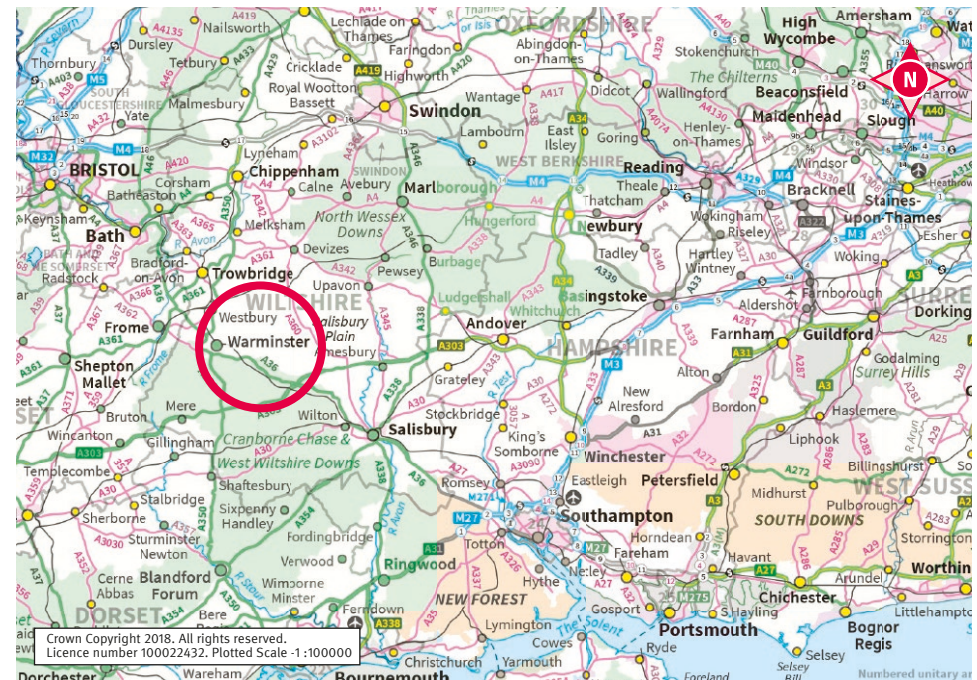
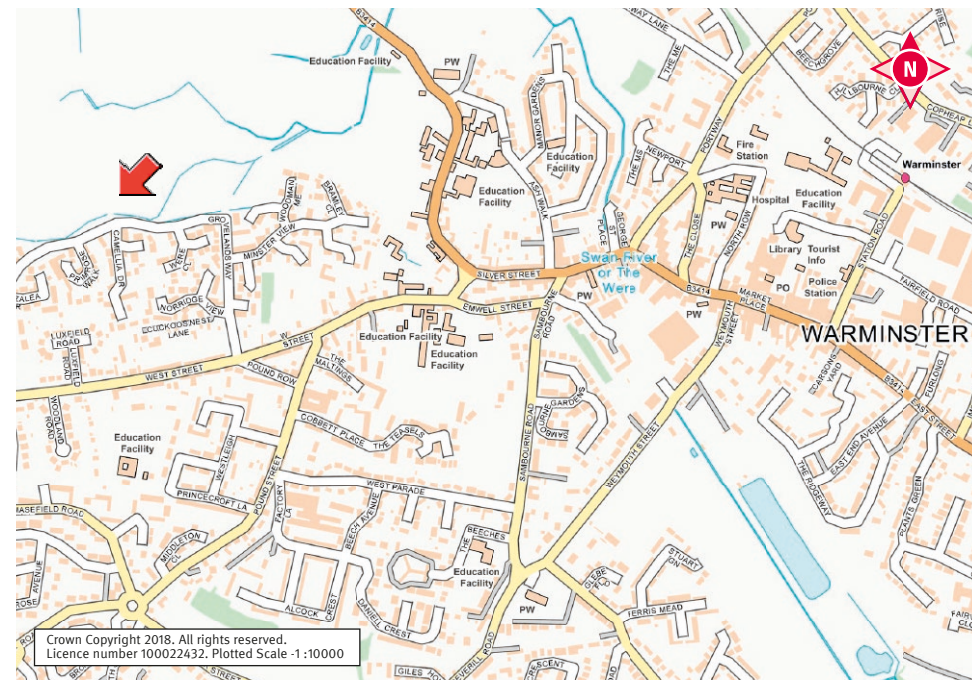
The site is located in close proximity to public attractions such as Longleat Safari Park and Centre Parcs (both 1.5 miles west). A new 240 bed hotel, conference centre and waterpark has been consented at Longleat.

Demographics

Warminster has a higher than average percentage over the age of 65. In 2016 the population within 11 miles of the subject site had a population of 26,290 which is anticipated to 28,900 in 2021 and 32,230 by 2026.

The Wiltshire Housing Strategy 2017 to 2022 – states that the number of people aged 75 and over will increase by 68% (from 45,400 in 2015 to 76,400 in 2025). The age cohorts 55-74 is expect to see an increase of 20%. This growth far exceeds the average percentage changes in the South West of the time period.

The population of over 55s totals 31% of the population which is considerably higher than the national average. (Sources: Wiltshire Housing Strategy & ONS).



Site description

The site extends to 29.4 acres of greenfield land currently being used for agricultural purposes and a children's play area. The site is predominantly flat and borders the edge of the town to the east and the West Warminster Urban Extension (WWUE) which is likely to deliver up to 1,600 new homes by 2026.

Planning

- ◆ Wiltshire Council – Application Number: 17/05360/OUT
- ◆ Outline Planning Permission for the development, with all matters reserved except for siting and access, has Officer's recommendation for approval.
- ◆ The Decision Notice and Section 106 Agreement are agreed in principle, with obligations relating to age restrictions, minimum care and bus stop improvements. The documents are to be signed imminently.
- ◆ An historic Section 52 Agreement has been varied which passes on the responsibility for the future maintenance of the Public Open Space to Wiltshire Council while reserving full rights for access and raising levels to facilitate the development.
- ◆ Community Infrastructure Levy is payable.
- ◆ Flood Risk Assessments have been undertaken and overcome through raising the site levels on parts of the developable area (by 500mm).

West Warminster Urban Extension

West Warminster Urban Extension (WWUE) (June 2016): Sets the strategic framework for growth within Wiltshire for the delivery of housing, employment and associated infrastructure up to 2026. The masterplan to be developed by Persimmon, Hannick Homes and Redrow will deliver up to 1,600 new homes.

The scheme

The proposed Retirement Village comprises numerous elements including extra care apartments, age restricted bungalows, a care home and a medical centre.

The development is positioned in the central 14 acres with access off Grovelands Way.

The private element of the Retirement Village is situated to the east and north of the main spur road with the 46 extra care units towards the front and the 45 age restricted bungalows towards the back, adjacent to the extra care building.

The 2 storey private extra care building will provide 46 units comprising 7 no. 1 beds and 39 no. 2 beds). The communal facilities include a large reception, sitting room, library, wellness suite, dining room, function room and a guest suite. Parking for 32 cars and 12 cycle spaces.

The 45 bungalows (65+ age restriction) are 1 and 1.5 storey bungalows comprising 27 terraced bungalows (21 no. 2 beds and 6 no. 3 beds) and 18 detached bungalows (7 no. 3 beds and 11 no. 3 bed chalet bungalows, 1.5 storeys). Including private and communal gardens with 42 parking spaces and 18 cycle spaces.

The 48 bed care home and 39 affordable extra care units are sited to the west of the entrance road adjacent to the medical centre.

The care home is configured as 4 self contained wings of 12 beds each, across 2 storeys. The facilities include a café, communal areas, secure garden, commercial kitchen and a laundry.

The 2 storey affordable extra care is the western most building with 39 units (9 no. 1 beds and 30 no. 2 beds) along with communal facilities including a cafe and a guest suite.

The proposed medical centre and pharmacy, adjacent to Grovelands Way, has potential to provide 16 clinical rooms within the 2 storey building. Parking extends to 56 spaces and 14 cycle spaces.

The 9.5 acres to the east will remain as a protected wildlife site. The land to the west, totalling 5.8 acres, shall be used as a part of a flood elevation strategy as well as an area for wildflower grassland creation and a recreational activity area (the existing play area is no longer fit for purpose and is to be relocated as a part of the scheme). Within the 14 acres being sold for the retirement village the developable area raised out of the flood zone is 11 acres with a further 3 acres providing extensive landscaped buffer zones between the bungalows, the extra care buildings and the West Warminster Urban Extension to the North.



WEST WARMINSTER URBAN EXTENSION

Age Restricted Bungalows

Care Home

Private Extra Care

Affordable Extra Care

Medical Centre

CROVELANDS WAY

The Wey

Legend:

- B 30/08/17 HOUSES AND FOOTPATHS WIDENED AS PER LPA
- A 30/08/17 HOUSES AND FOOTPATHS WIDENED AS PER LPA
- A 30/08/17 HOUSES AND FOOTPATHS WIDENED AS PER LPA

PROJECT NO: 16018

SCALE: 1:10000

B	3/25/17	ROADS AND FOOTPATHS WIDENED AS PER LPA 1
A	03/06/17	KERBS FOOTPATHS AND ROADS ADJUSTED TO COMPLY WITH REFUSE AND FIRE TRUCKING
		FOOTPATH TRUCK LINK TO WINN GROUND AND FOOTPATH AROUND EXISTING ATTRACTION PC AS REQUESTED BY LPA
REV	DATE	DESCRIPTION
PROJECT NO		SCALE
16018		1:1000@A1

Accommodation schedule

	Unit Type	Units	Sq m / Unit	Sq ft / Unit	GIA Sq m	GIA Sq ft
Care Home		48	55		2,640	28,417
Bungalows	Terraced	19	80	861	1,520	16,361
	Terraced	2	85	915	170	1,830
	Terraced	3	95	1,023	285	3,068
	Terraced	3	100	1,076	300	3,229
		27				24,488
	Detached	1	88	947	88	947
	Detached	6	107	1,152	642	6,910
	Detached	7	116	1,249	812	8,740
	Detached	4	120	1,292	480	5,167
		18				21,765
Bungalow - sub total		45				46,252
Medical Centre	(excluded from total GIA)				1,000	10,764

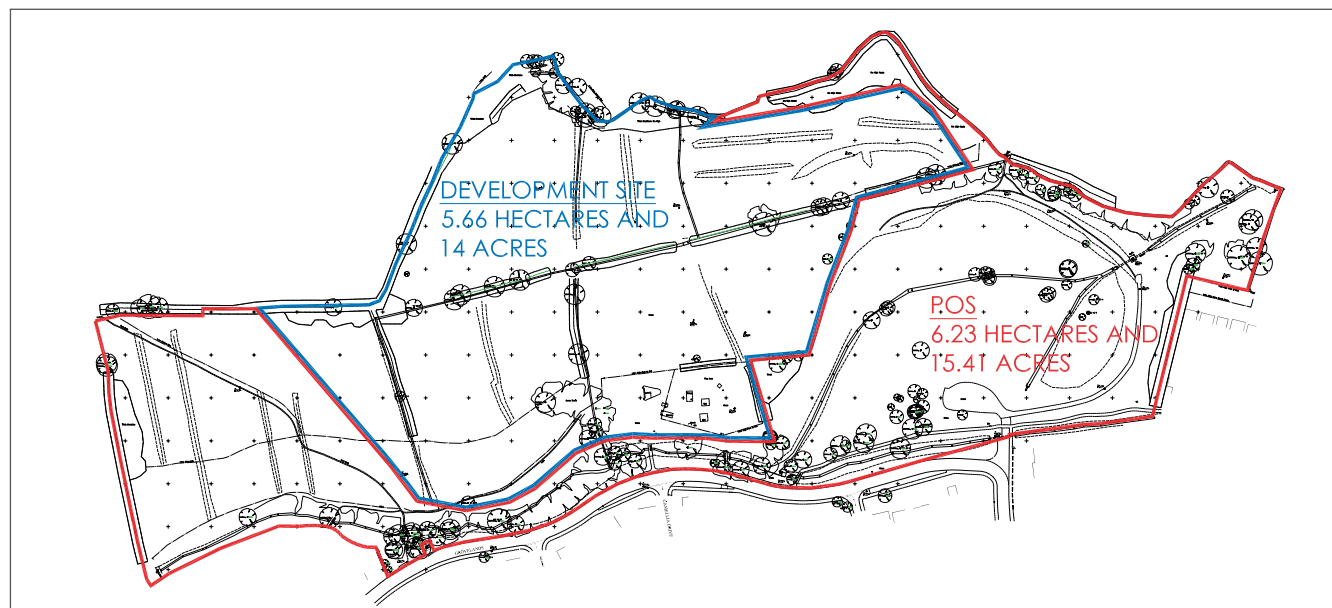
Tenure

The title is held freehold by the Vendor. Title Number WT153256. The red line will be amended to account for the Section 52 Agreement. 29.4 acres in total with residual land to be transferred totalling approximately 14 acres.

	Unit Type	Units	Sq m / Unit	Sq ft / Unit	GIA Sq m	GIA Sq ft
Extra Care - Private	1 Bed	7	60	646	420	4,521
	2 Bed a	5	75	807	375	4,036
	2 Bed b	1	80	861	80	861
	2 Bed c	13	80	861	1,040	11,194
	2 Bed d	14	85	915	1,190	12,809
	2 Bed e	4	90	969	360	3,875
	3 Bed	2	108	1,163	216	2,325
		46			NSA	39,622
					GIA	59,514
	1 Bed	9	55	592	495	5,328
	2 Bed	5	68	732	340	3,660
Extra Care - Affordable	2 Bed	25	73	786	1,825	19,644
		39			NSA	28,632
					GIA	42,001
					NSA	114,506
Total		130			GIA	147,767
Care Home - Total					GIA	28,417

Site transfer plan

The area edged Blue is to be sold and the area edged Red is to be transferred to the Council as part of the Section 52 Variation.



Further information

Easements, Wayleaves and Rights of Way

The property is offered with wayleaves, easements and other rights of way whether these are specifically referred to or not. As specified under the Warminster Community Benefits Plan, unofficial and official public footpaths do cross the site. Where access is required the path is diverted as specified in the Design and Access Statement (section 3.1). Also referenced are Utilities Easements that cross the site.

Further information - dataroom

Scheme and planning information is available on the dedicated website:

www.inst.knightfrank.com/warminster

Services

It is our understanding that mains water, electricity and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the property.

Inspections

The property may be inspected by prior appointment through the Vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

The Property is not currently elected for VAT. Please note this may change without notice.

Method of sale

Please visit the dataroom for details on the method of sale.

Important notice

No approach is to be made, by any party, to the local authority. The Agent and Vendor are happy to answer any questions in the first instance.

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