



Waymark



FOR SALE

Land off Lechlade Road, Highworth, Swindon SN6 7NA

Planning Permission for 75 bed Care Home on gross site area of 0.54ha / 1.33 acres.



LOCATION

Highworth is an historic hill-top settlement located almost equidistant between Swindon to the south west and Lechlade-on-Thames to the north.

The Site is located on the northern edge of Highworth, adjacent to the new Aldi supermarket and a short distance from the town's High Street and wider shopping and leisure facilities.

DESCRIPTION

Comprising circa 0.54ha / 1.33 acres gross, the land is made up of a largely level former agricultural field and is part of a wider development to include a residential development of up to 90 dwellings and a small employment site alongside a now fully trading Aldi supermarket.

The access road to the site is to be via an extension off the existing Aldi entrance. Extensive off-site S.278 works have already been completed to further improve pedestrian links to the town centre.

PLANNING

The planning application (Ref S/OUT/23/0489) is for the:

Outline planning application for the erection of a mixed-use scheme to include a 75 bed care home (Class C2), up to 90no dwellings (Class C3) and 0.25HA of employment space (Class E) - access not reserved.

Planning consent was issued on 15th December 2025.

Whilst most of the proposed planning conditions can be split between the three proposed uses for the purposes of discharging, it is intended that the purchaser of the residential site will be obliged to discharge the surface water drainage condition and the BNG condition within a specified timescale from purchase.

SECTION 106 AGREEMENT AND CIL

The S.106 contributions mainly relate to the proposed residential development but there will be some elements applicable to the Care Home site.

We do not believe that CIL is applicable to this site but purchasers are required to assess this for themselves.

DEVELOPERS OBLIGATIONS

Within 18 months of sale, the purchaser to construct to adoptable standard an extension to the existing highway as shown cross hatched blue on the site plan. The road to remain in the ownership of the Vendor which will grant full rights for the purposes of access, installation of services, service connections etc.

TECHNICAL PACK AND INFORMATION

The following is a link to data room www.highworth90.co.uk. An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance will be provided from external consultants confirming use and reliability of the relevant reports.

SERVICES

- Power and water will need to be brought to the site by the purchaser. These are understood to be in or around Blackworth Road.
- Foul drainage is expected to be via the Thames Water pumping station by the main site entrance
- Storm drainage is intended to be installed by the purchaser of the residential land with a spur brought to the edge of the Care Home site.

VACANT POSSESSION

The land will be sold freehold with vacant possession on legal completion.

LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking of up to £10,000 plus VAT in the event they withdraw from the transaction following heads of terms being agreed.

VAT

VAT will be payable.

METHOD OF SALE

Unconditional offers and/or offers subject to further planning/Reserved Matters are sought and should be submitted to Ed Preece at Waymark – ep@waymarkproperty.co.uk.

VIEWING

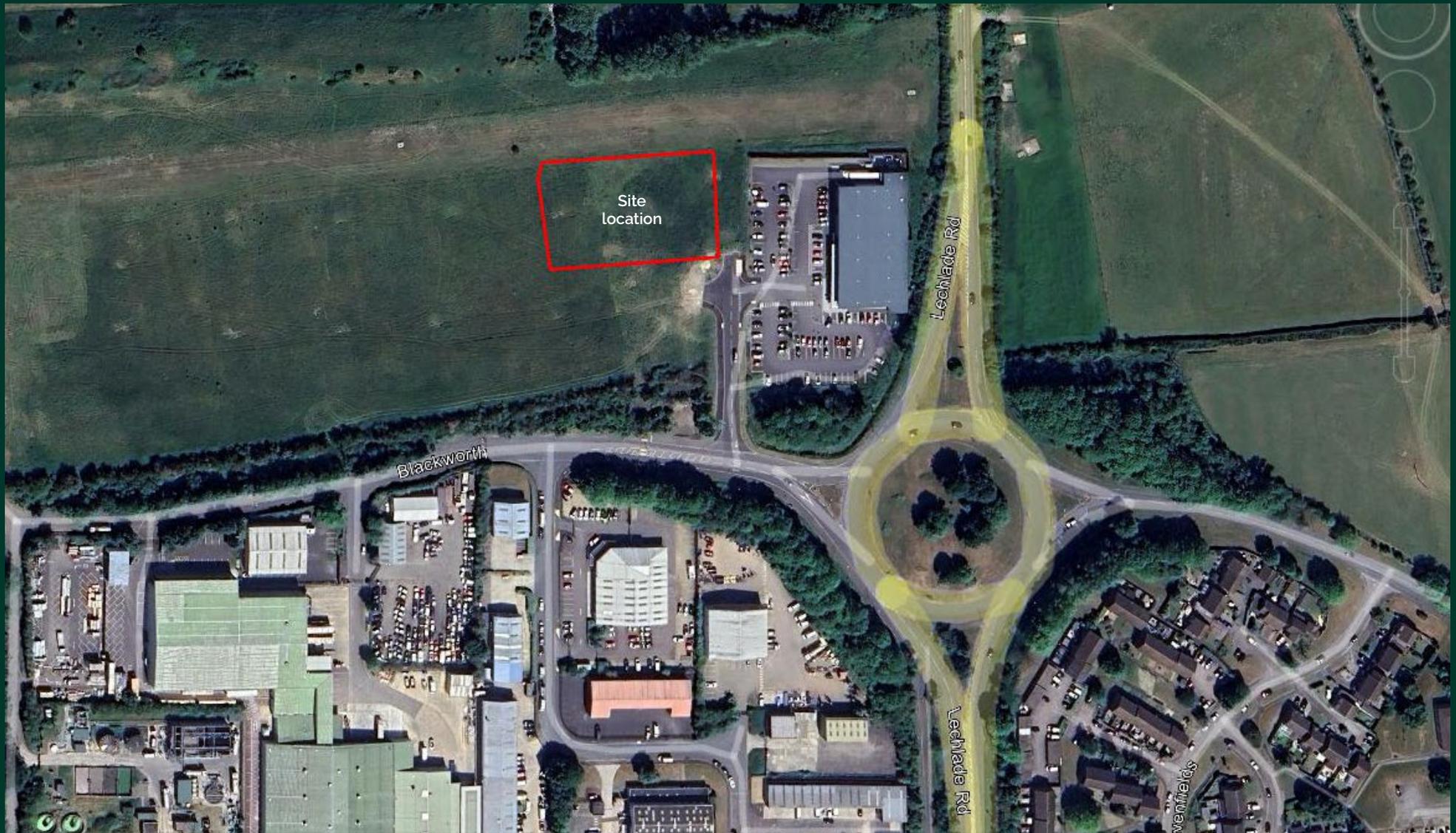
The land can be viewed without being accompanied.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Waymark has taken all reasonable attempts to ensure that the particulars and other information provided are as accurate as possible and but these are not intended to amount to advice on which you should rely as being factually accurate. All measurements and distances given are approximate only.



To register your interest and view all relevant documentation please visit highworth90.co.uk



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