

FOR SALE - STRATEGIC LAND

# Land at Great Cheverell, Wiltshire SN10 5XS

Site Area: Approximately 6.73 acres (2.72 Ha)

**BK**

Bruton  
Knowles

est.1862





# Strategic Land

## LOCATION (Sat Nav: SN10 5XS)

The site is located off Westbury Road, adjacent to the south eastern edge of the Wiltshire village of Great Cheverell. With a parish population of approximately 1,000, the village provides a primary school, nursery, playing fields, local shop/post office, public house and church.

The village is located a short distance from the cross roads of the A360 and the B3098, which connect to Devizes (5 miles) and Westbury (8 miles). A bus service connects the village to Westbury and Trowbridge. The nearest railway station is in Westbury.

## DESCRIPTION

The site comprises approximately 6.73 acres agricultural land accessed off Westbury Road via a kissing-gate (onto a public footpath) to its western corner, and via a vehicular gate to its southern corner. The public footpath runs along the north eastern boundary of the site, before cutting across its eastern extent.

The site is generally level, sloping gently down hill from south east to north west.

It is located in Flood Zone 1 which has the lowest risk of flooding.

## PLANNING

The local planning authority is Wiltshire Council.

The site is located outside the Settlement Boundary, but also outside the Conservation Area, the Green Belt and the AONB.

Residential development has previously been applied for on the site, with an Outline Application for up to 25 dwellings in November 2013, which was refused in February 2014 (ref: 13/05866/OUT), and dismissed at appeal in May 2015 (ref: APP/Y3940/A/14/2218437). Historic planning documents are available on request.

In March 2020, Wiltshire Council conceded through a Statement of Common Ground that it only has between 4.42 and 4.63 years' housing supply, equating to a shortfall of 809-1,234 dwellings. This suggests that many sites peripheral to settlements could be revisited to help the Council meet its housing requirements.

## SERVICES

We are not aware of any services connected to the land. Purchasers should make their own enquiries in this regard.

## TENURE

Freehold with vacant possession on completion.

## OVERAGE

The site is subject to overage of 25% triggered by the grant of planning permission up to 2038. It is intended that the vendor will apply a further 25% overage upon sale, rendering 50% overage payable in the event the site secures planning permission into the future.

## VIEWING

The site can be viewed from the public footpath which is located along the north western boundary of the site.

**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles accepts no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or leasees must satisfy themselves by inspection or otherwise.



## TERMS

The freehold interest of the registered title WT274638 is offered for sale, and offers are invited, from all interested parties, on an Informal Tender basis, to be received by Bruton Knowles by **Noon on Friday 4<sup>th</sup> September 2020** via email to [jack.mouldale@brutonknowles.co.uk](mailto:jack.mouldale@brutonknowles.co.uk)

A 'tender form' and further information relating to the site is available on request.

## LEGAL COSTS

Each party is responsible for its own legal costs incurred in this transaction.

## VAT

VAT will be chargeable on the sale price

**Subject to Contract - July 2020**





## CONTACT

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