

RESIDENTIAL DEVELOPMENT LAND

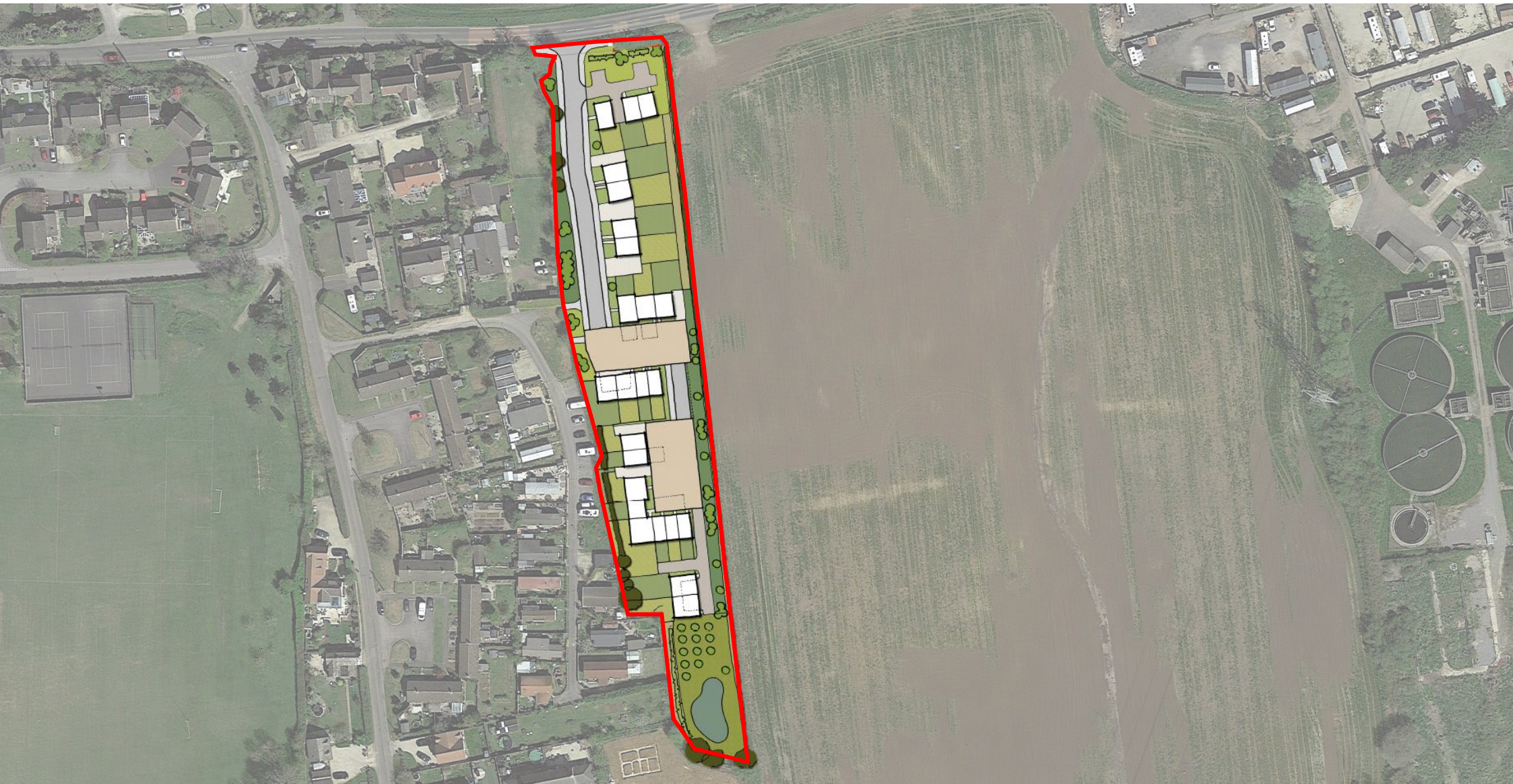
**BK** Bruton  
Knowles

est. 1862

# Sutton Benger, Chippenham

Land to the east of Church View, Sutton Benger, Chippenham, Wiltshire, SN15 4FD

Outline Planning Permission for up to 24 units and associated infrastrucutre, subject to Unilateral Undertaking





# Land east of Church View, Sutton Benger, Chippenham

## LOCATION

The site is located within the settlement of Sutton Benger, which is defined as a large village within the local authorities adopted Core Strategy. Sutton Benger is located approximately 5 miles north-east of the town of Chippenham and 16 miles west of Swindon. Transport links to the location are good, with several bus stops nearby and Junction 17 of the M4 Motorway is some 2.2 miles to the north-west. There are two pub restaurants within the village and a number nearby. The river Avon is located to the east of the settlement.

- M4 Motorway – 2.2 miles
- Chippenham – 5 miles
- Swindon – 16 miles

## DIRECTIONS

From Junction 17 of the M4 Motorway head south taking the B4122 towards Draycot Cerne, then head east along the B4069 to Sutton Benger. Travel through the village past Sutton Lane and the site will be on your right-hand side. The postcode is SN15 4FD. There is a gateway to the main road frontage for access or via Church View to the south.

## NEARBY FACILITIES & AMENITY

The village benefits from good levels of amenities nearby. Local facilities include:

- Sutton Benger Village Hall
- Parish Church
- Church of England Primary School
- Post Office
- Doctors Surgery
- Recreation Ground and Multi Use Games Area.
- Community Groups





# Consent for up to 24 residential dwellings within 2.15 acres

## DESCRIPTION

The site comprises a pasture field with agricultural buildings to the west and hedgerow along large parts of its boundaries and extends to 2.15 acres (0.87 ha). Residences on Church View lie to the west and the recently constructed dwellings on Sutton Gardens are immediately to the south. Open fields are to the east with an access onto the B4069 to the north. To the far east of the site is a sewage treatment works. The land benefits from an existing access off the highway to the north as well as a secondary access from Church View.

- 2.15 Acres (0.87 Hectares) approximate sale area
- Picturesque greenfield location.

## PLANNING HISTORY

The site is located within the jurisdiction of Wiltshire Council. The land has been promoted by Land Allocation Ltd.

The site was subject to an Outline Planning Application **20/03876/OUT** for the 'construction of up to 24 dwellings and associated infrastructure with all matters reserved except for access'. The application was subject to a refusal on 15<sup>th</sup> September 2021. An Appeal **APP/Y3940/W/22/3292118** was lodged and allowed on the 8<sup>th</sup> June 2022. The permission is subject to a Unilateral Undertaking. The planning conditions are set out in the Appeal Decision. Please see the information pack for further details.

## PROPOSED SCHEME

The Illustrative Masterplan provides for a broadly linear development with access off the B4069 via a new bellmouth, a site road to the west of the land, paved areas, landscaping. Surface water drains have been designed to go from south to north and discharge to the ditch alongside the B4069. Foul water would connect to the existing foul sewer within the site. The planning application area which includes the existing highway is 0.93 Ha / 2.31 Acres and sale area 0.87 ha / 2.15 Acres. The developable Area is 0.63 Ha / 1.56 Acres.

The indicative site masterplan illustrated overleaf shows 24 dwellings, giving a gross density of c. 28 dwellings per hectare, which is considered to be in keeping with the character of the surrounding area. Parking will be provided for each dwelling via individual spaces and garaging and will be provided. There is to be two courtyards on the layout and there is to be a community orchard to the south and water feature.

## UNILATERAL UNDERTAKING & S.106

The application is subject to a signed Unilateral Undertaking dated 10<sup>th</sup> May 2022. The agreement provides for planning obligations relating to the provision of affordable housing and open space as part of the development as well as financial contributions towards off-site sports pitches and courts, waste and recycling bins, air quality monitoring equipment and the expansion of Abbeyfield Secondary School in Chippenham. The main obligations are outlined below:

- **50% Affordable Housing** – 7 Affordable Rent / 5 Shared Ownership.
- **Air Quality Contribution** - £10,000 (Index Linked)
- **Off Site Sports** - £6,679.20 (Index Linked)
- **Secondary School** - £4,779.16 (Cap of £114,700)
- **POS & Play Area** - LEAP / LAP / MUGA
- **Waste and Recycling** - £91 per dwelling.

A copy of the Unilateral Undertaking is provided in the data room.

## COMMUNITY INFRASTRUCTURE LEVY

A CIL rate of £85 per square metre (subject to indexation) will be payable. Please see the charging schedule.

## SERVICES

A Utilities Assessment has been commissioned by the promoter. This includes connection quotes and locations. A copy of this is provided within the Data Room.

## VAT

VAT will be chargeable on the purchase price.

## TERMS

The site is offered For Sale by Informal Tender. Unconditional Offers are invited. Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon 22<sup>nd</sup> September 2022**. Tenders should be submitted to Scott Winnard by email: [scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk)

**Guide Price – Offers in excess of £1.5 million.**

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A professional undertaking of £10,000 plus VAT for the landowner's costs will be required.

## VIEWING & FURTHER INFORMATION

The site can be viewed from the driveway off Church View or via the gateway to the north. A 'Data Room' has been prepared that provides detailed planning and technical information, to include a ground investigation report. For access please email: [william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)

Land to the east of the subject site is available for promotion for circa 80 units. Please contact Scott Winnard for further information.

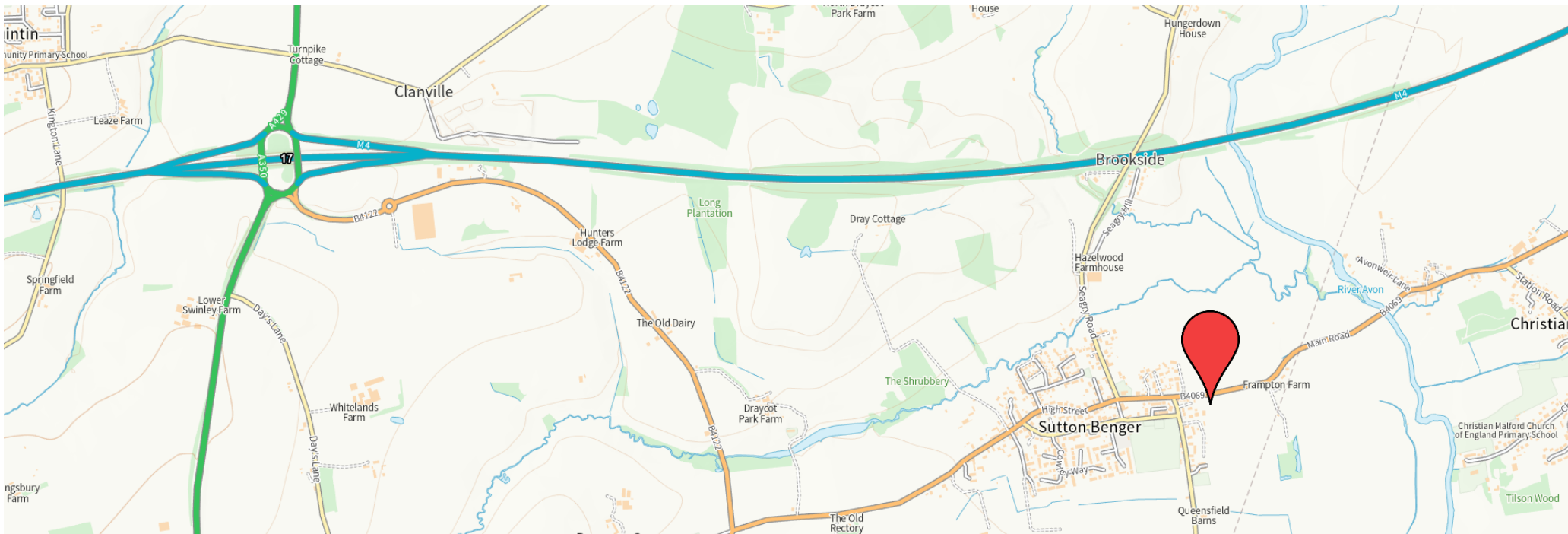
## SUBJECT TO CONTRACT JULY 2022



Additional  
Land Available  
for Option /  
Promotion

Illustrative Layout Plan





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