

FOR OPTION/PROMOTION ONLY

# Land at Cricklade, Wiltshire, SN6 6EZ

Site Area: Approximately 3.48 acres (1.41 Ha)

**BK**

Bruton  
Knowles

est.1862

Option Agreement:  
Bloor Homes

Common Hill

Option Agreement:  
Hannick Homes



# Strategic Land – For Promotion/Option Only

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## LOCATION

The site is located to the south of Common Hill on the western edge of the Wiltshire market town of Cricklade.

The town has a population of approximately 4,277 (2011 census) and provides a range of facilities, to include various independent and supermarket chain retailers along the high street, state and independent primary schools, leisure centre, town hall and public houses.

The town is located adjacent to the A417 connecting it to:

- Swindon - 5 miles
- Cirencester - 7 miles
- M4 Junction 15 - 11 miles
- Cheltenham/Gloucester/M4 Junction 11A – c. 22 miles

## DESCRIPTION

The site is relatively level and extends to approximately 3.48 acres and comprises paddock land and a block of stables – with direct access off Common Hill.

An Esso pipeline runs north/south through the site, within a 6m width easement. We understand that roads and services can cross the easement and that there are no HSE identified 'no build' zones constraining development surrounding the pipe/wayleave.

## PLANNING

It is estimated this site could come forward for development in the medium term, whether in isolation or as part of a wider scheme. The local planning authority is Wiltshire Council.

The site is located outside the Settlement Boundary, but is otherwise located outside of Green Belt, AONB and land at risk of flooding. Cricklade is considered to be within the Cotswold Water Park but we do not understand this site to fall within the designated SSSI area.

## VIEWING

The site can be viewed from the public highway.

## TERMS

The site is available for an option or promotion agreement.

Parties are invited to submit terms on the following basis:

- Percentage - discount/share of proceeds
- Term(s)
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees (please enquire)

Enquiries and offers should be received by Bruton Knowles via email to [robert.anthony@brutonknowles.co.uk](mailto:robert.anthony@brutonknowles.co.uk) or [jack.mouldsdale@brutonknowles](mailto:jack.mouldsdale@brutonknowles)

## SUBJECT TO CONTRACT SEPTEMBER 2023

**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes 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 lessees must satisfy themselves by inspection or otherwise.





## CONTACT

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