

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land north of Turnpike Road, Swindon, SN26 7EA

Resolution to Grant Outline planning approval for the construction of up to 125 no. residential dwellings



Wider Kingsdown (east of the A419)  
strategic allocation under Policy NC5 –  
1,650 dwellings

Turnpike Road

A419

Plan is for indicative purposes only.



# FOR SALE Residential development opportunity

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## LOCATION

The site is located within Kingsdown (east of the A419) strategic allocation under Policy NC5 of the Swindon Borough Local Plan (2015). The site lies immediately north of Turnpike Road, with the A419 situated beyond a woodland buffer to the south. The surrounding area includes a mix of residential, agricultural and commercial uses.

The site is approximately 1.4km from Broad Blunsdon, 3.9km from Swindon town centre, and 4km from Swindon railway station, which provides regional connectivity. Public transport is available via bus routes, with the nearest stop at the Turnpike Road & B4019 junction.

## DESCRIPTION

The site extends to approximately 12.43 acres (5.03 ha) and comprises a single parcel of agricultural land and paddocks, with a small number of buildings and an open storage area located near the south-western boundary. The boundaries are defined by Turnpike Road and a residential property to the south-west, and by hedgerows to the north, east and west. There are two access points from Turnpike Road, through existing agricultural gates. A public right of way crosses the site from the southwest to the north, connecting to Kingsdown Lane.

## PLANNING

The subject site is located within the planning jurisdiction of Swindon Borough Council. Planning Policy is currently covered by the Swindon Local Plan 2026, which was adopted in March 2015. The site's pertinent planning history is outlined below:

- **S/OUT/23/1443** - Outline Application for the construction of up to 125 residential dwellings and new access onto Turnpike Road; and associated road / footway / cycleway provision, open space, landscaping, surface water attenuation and ancillary works.
- **S/OUT/20/0769** - Outline application for the erection of up to 125 no. dwellings and associated works - Access not reserved. \*

\*At Planning Committee on the 9<sup>th</sup> of September 2025, it was resolved that planning permission be granted for application S/OUT/20/0769 subject to the recommendations and conditions set out in the Case Officer's report, which included the completion of a S.106.

## PROPOSED SCHEME

The approved scheme proposes a residential development of up to 125 no. dwellings, with all matters reserved except for access. The illustrative layout demonstrates how 125 no. units can be accommodated on site, including the demolition of existing and shows an indicative mix of dwelling types at an average density of 40 dwellings per hectare, across a developable area of c.7.68 acres.

The proposed vehicular access indicates that the proposed development would be accessed from a new entrance off Turnpike Road. The Plan also indicates pedestrian/cycle connections and vehicular access to the wider Kingsdown allocation area from the north of the site.

### Highway Works

Hallam Land is currently in advance negotiations with three other nearby developments sites regarding a cost sharing arrangement for the Coldharbour and Lady Lane highways works (Scheme A & B in the Committee Report). Further details will be provided in due course, however bidders are requested to specifically list the cost allowance they have made for these works.

## SERVICES

Please see the utilities quotes and plans supplied in the data room.

## SECTION 106 (S.106) AGREEMENT

The S.106 has not yet been finalised, however we note the following contributions:

- **Education Contribution**
  - Primary Education £639,740\* By 25th dwelling occupation
  - SEND £150,546\* By 50th dwelling occupation
- **Affordable Housing**
  - 30% across the development (tenure mix: 60% Social Rented; 25% First Homes; 15% Intermediate)
- **S106 monitoring deed costs** - £6,365
- **SAC Mitigation:** North Meadows- £41,451\* By 25th dwelling occupation
- **Allotments**
  - Developer to deliver on-site or provide a contribution of £93,089\*. In accordance with a timetable to be agreed.

- **Outdoor Sports Facilities**
  - £81,525\* By 75th dwelling occupation.
- **Community Forest**
  - £77,800\* By 75th dwelling occupation.
- **Transport**
  - LCWIP Route 18- £37,750\* By 75th dwelling occupation.
- **Bus Service Improvements**
  - £175,125\* By 100th dwelling occupation.

\*Subject to index linking/inflation/retail price index

We understand that this development is exempt from CIL under the 'new development category 'Swindon's new communities' as set out in the Swindon Borough Council CIL charging schedule.

## LEGAL INFORMATION

The purchaser is to provide an undertaking of £15,000 + VAT towards the vendor's abortive legal fees. The site is registered under the Freehold Titles WT224777 and WT435493.

## VAT

The landowner will be opting to tax ahead of the sale.

## VIEWING

Viewing of the site is by appointment only with Bruton Knowles.

## DATA ROOM

A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email [jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)

## METHOD OF SALE & TERMS

The site is offered for sale by way of informal tender. Offers are invited on an unconditional basis. Offers should be submitted in accordance with the 'Financial Proposal Form' contained within the Data Room and be received by Bruton Knowles prior to **Noon on Wednesday 12<sup>th</sup> August 2026**.

Offers should be sent via email to Harry Breakwell: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

## SUBJECT TO CONTRACT – JUNE 2026

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## Contact:

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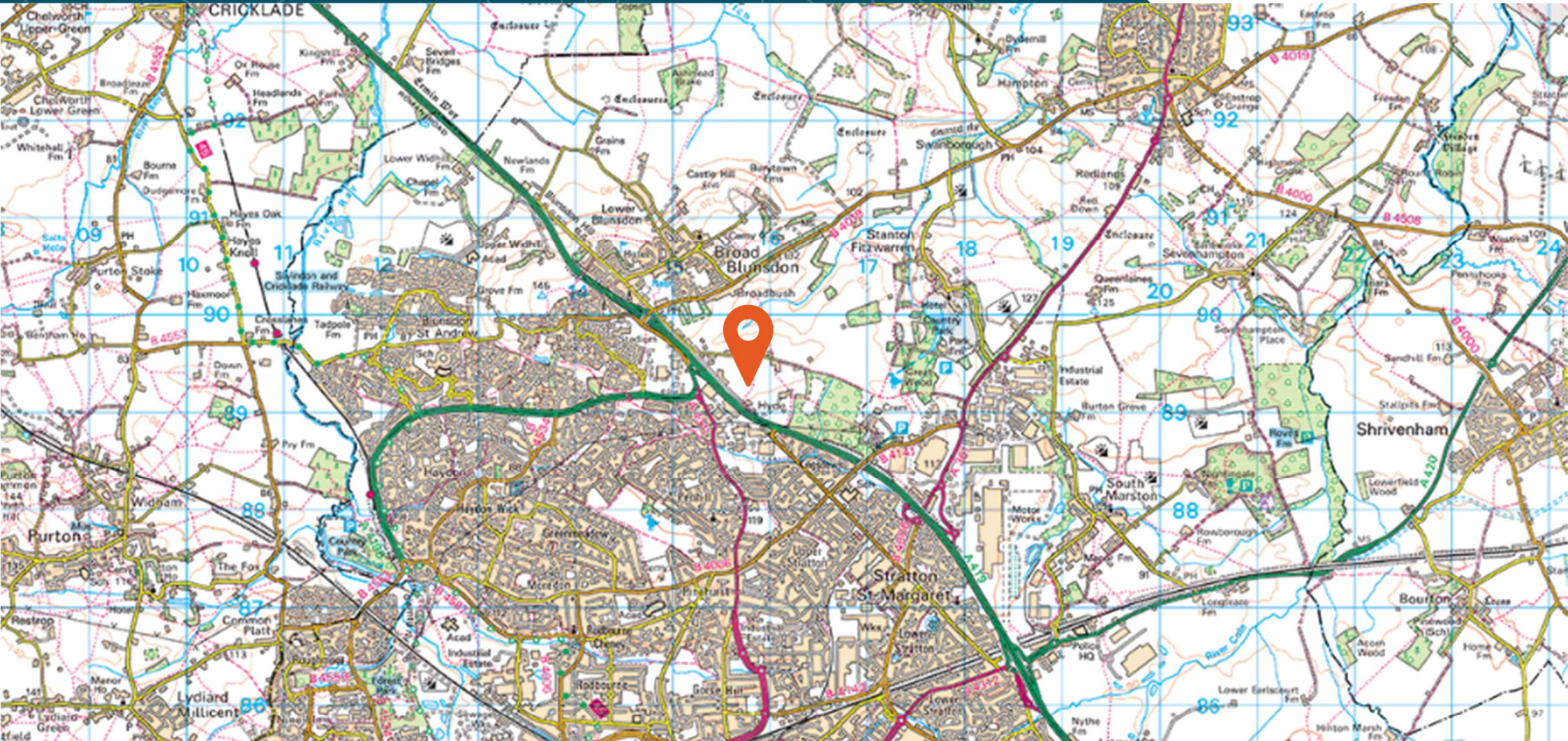
*Plan is for indicative purposes and not to scale*



# FOR SALE

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Land at Turnpike Road, Swindon, SN26 7EA



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