

STRATEGIC LAND

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

Site Area: Approximately 20.08 acres (8.13 Ha)



Plan is indicative and not to scale

Strategic Land

Approximately 20.08 acres (8.13 Ha)



BK Bruton Knowles

est. 1862

LOCATION

The site is located on the eastern edge of the Wiltshire village of Sutton Benger, some 4 miles north east of the market town of Chippenham. Village development has historically followed along High Street which runs east to west and Segry Road which runs to the north.

The village benefits from a number of amenities, including a post office, primary school, doctor's surgery, restaurant, pubs and village hall. The area is well connected, with J17 of the M4 Motorway some 2.5 miles to the north west via the B4069 and B4122. Chippenham Railway Station is located some 4.5 miles south east of the village and provides regular services to London Paddington and Bristol Temple Meads.

- **Junction 17 of the M4 – 2.5 miles**
- **Chippenham – 4 miles**
- **Royal Wootton Bassett – 9 miles**

DESCRIPTION

The site comprises open agricultural land used for arable purposes and extends to approximately 20.08 acres (8.02 hectares). The northern boundary is delineated by an intermittent hedge row which runs to the gateway in the north west corner of the site. The eastern, southern and western boundaries comprise mature hedgerows and trees providing a screening to adjacent land. To the east of the site is an existing Thames Water Sewage works and a Gypsy and Traveller site.

Access to the site is provided via an existing open agricultural entrance the B4069.

BACKGROUND

The site was previously promoted by Bathurst Partnership. A planning application was refused for 178 units in September 2021 Ref: 20/03875/OUT. The promoter is not appealing and the Promotion Agreement has ceased. Bathurst Partnership appealed the 24 no. unit site to the west and have been granted permission in accordance with Ref: 20/03876/OUT, Appeal Ref: APP/Y3940/W/22/3292118.

A smaller scheme of say 70 no. units, avoiding the odour constraint areas east of the site and providing positive biodiversity on the remainder may be an option.

The planning applications have significant information and technical reports to assist.

PLANNING

The subject site is situated within the planning jurisdiction of Wiltshire Council. Current planning policy is covered by the Wiltshire Core Strategy, adopted on the 20th January 2015 which is currently under review. The Local Plan review will set out a framework for addressing housing needs and other economic, social and environmental priorities for the period up to 2036. The anticipated adoption of the local plan review is end of Q4 2023.

Sutton Benger is defined as a 'Large Village' in the Core Strategy, with a limited range of employment, services and facilities, such that development will be "needed to help meet housing needs of settlements and improve employment opportunities, services and facilities".

The subject site is located in open countryside outside of the settlement boundary of Sutton Benger. The Sutton Benger Conservation Area is located some 30m to the west of the site.

Published in April 2022, the Housing Land Supply Statement for Wiltshire Council, based on April 2021, states 4.72 years for the Wiltshire district, and 4.16 years in the North and West HMA.

An outline application on the subject site was refused in September 2021 for up to 178 dwellings and associated infrastructure with all matters reserved except for access, ref: 20/03875/OUT.

TERMS

The site is available for promotion via Option or Promotion Agreements and parties are invited to submit terms as follows:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner

Alternatively, the landowner may consider Freehold offers to include uplift terms in the event the land secures planning permission.

Offers should be submitted to Scott Winnard by post or email to: scott.winnard@brutonknowles.co.uk

To register your interest, please email: jack.moulds@brutonknowles.co.uk

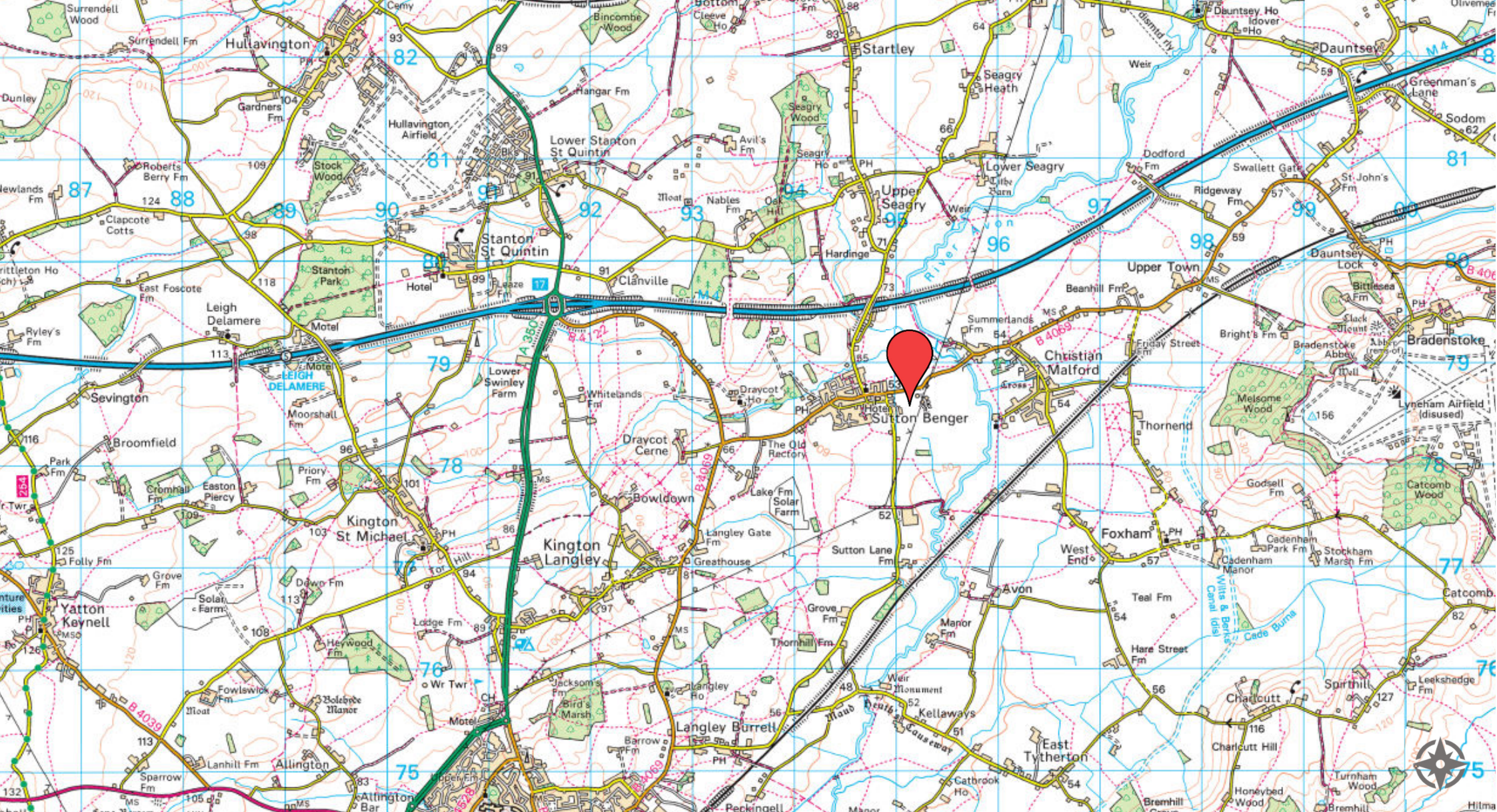
VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

JUNE 2022

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



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