

SERVICED RESIDENTIAL DEVELOPMENT LAND

Calne, Wiltshire

Land at Regent's Park, Calne, Wiltshire, SN11 8NA

Outline Planning Permission for up to 17 no. Dwellings within Approx. 1.24 Acres (0.50 Hectares)



Plan is for indicative purposes

Residential Development Opportunity

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LOCATION

The subject site is located on the south eastern side of Calne within a recent residential development referred to as 'Regent's Park'. The site lies some 0.6 miles to the south east of Calne, 8 miles east of Chippenham and 11 miles south east of J17 of the M4 motorway. Calne is a Market Town and benefits from a range of amenity, including multiple primary and secondary schools, leisure centre, sports clubs, supermarkets, shops and employment opportunities to the north. The nearest railway station to the site is in Chippenham, located approximately 8.5 miles to the west, providing regular services to London Paddington and Bristol Temple Meads. There are also bus services withing distance of the site with routes to Calne, Chippenham and Swindon.

DIRECTIONS

- From the M4, leave at Junction 16
- Take the exit onto the A3102 south west towards Lyneham
- Follow the A3012 from Lyneham to Calne, then turn left onto Sand Pit Rd.
- Continue straight over the roundabout onto Spitfire Way and continue to the SPAR convenience store, turning right onto James Avenue. At the end of James Avenue, turn left and the site is at the end of the spur road.

DESCRIPTION

The site extends to approximately 1.24 acres (0.50 hectares) and comprises former agricultural land situated in between two recently developed phases which form part of the wider 'Regent's Park' development. Immediately to the north of the site lies public open space and attenuation pond in connection with the wider development. Access to the site is provided via the estate road off James Avenue in the north eastern corner.

- Outline Planning Permission for Up to 17 Residential Units
- 1.24 acres (0.5 hectares)
- Registered under the Freehold Title WT187327

We understand that the site is not located within a designated landscape area and there are no heritage assets within close proximity. The Environment Agency's Flood Map for Planning shows that the site lies entirely within Flood Zone 1 (lowest probability of flooding).

PLANNING

The subject site is situated within the planning jurisdiction of Wiltshire District Council. Within the Calne Community Neighbourhood Plan (2018), the area was identified for growth. The approved application is detailed below:

20/07659/OUT – Outline planning permission for the residential development (up to 17 dwellings), associated infrastructure, ancillary facilities, open space and landscaping. The application was approved on the 28th of September 2022, with all matters reserved for subsequent approval.

PROPOSED SCHEME

The Illustrative Masterplan demonstrates how the site could be delivered in terms of scale and layout with regard to the site constraints. Access to the scheme is provided via Hillier Crescent.

SECTION 106 SUMMARY (Please see data room for S.106)

A copy of the signed S.106 Agreement (dated 21st September 2022) can be found within the Data Room. All of the obligations will be the responsibility of the Purchaser. Pertinent points for consideration are as follows:

- **30% Affordable Housing** - (60% Affordable Rent, 40% Shared Ownership)
- **Public Open Space Contribution** – £45,654 (estimated contribution for the provision of off-site open space and play area contribution. The actual figure will be calculated based on the Reserved Matters application.
- **Waste and Recycling Contribution** - £91 per Residential Unit

COMMUNITY INFRASTRUCTURE LEVY - CIL

A CIL rate of £55/sqm will be chargeable against the open market housing of this scheme, subject to indexation as set out within the Wiltshire Annual CIL Rate Summary 2021 which sets out indexation up until 2022 planning permissions. Please see the Wiltshire Council CIL Charging Schedule.

SERVICES

All services are at the boundary. Information and documents relating to existing and new services are provided within the Data Room.

Electricity, Water & Gas

UKPS has provided quotes connections. Please see the data room for the latest quotes.

VAT

VAT will be chargeable on the purchase price.

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A Legal Undertaking and contribution of £10,000 + VAT will be required from the Purchaser to cover the Vendor's Legal Costs.

On Completion, the Purchaser will be required to covenant to obtain deeds of covenant from its plot purchasers to contribute to the Management Company costs (excluding any relating to private roads on the adjoining Persimmon Homes development).

VIEWING & FURTHER INFORMATION

The site can be viewed from the existing footpath that runs immediately adjacent. A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email:

jack.mouldsdale@brutonknowles.co.uk

TERMS

The site is offered For Sale by Informal Tender. Unconditional Offers are invited on the Outline Consent. Tenders should be submitted to Scott Winnard by post or by email to:

scott.winnard@brutonknowles.co.uk

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room. Offers are to be received by Bruton Knowles prior to **Noon Thursday 9th March**.

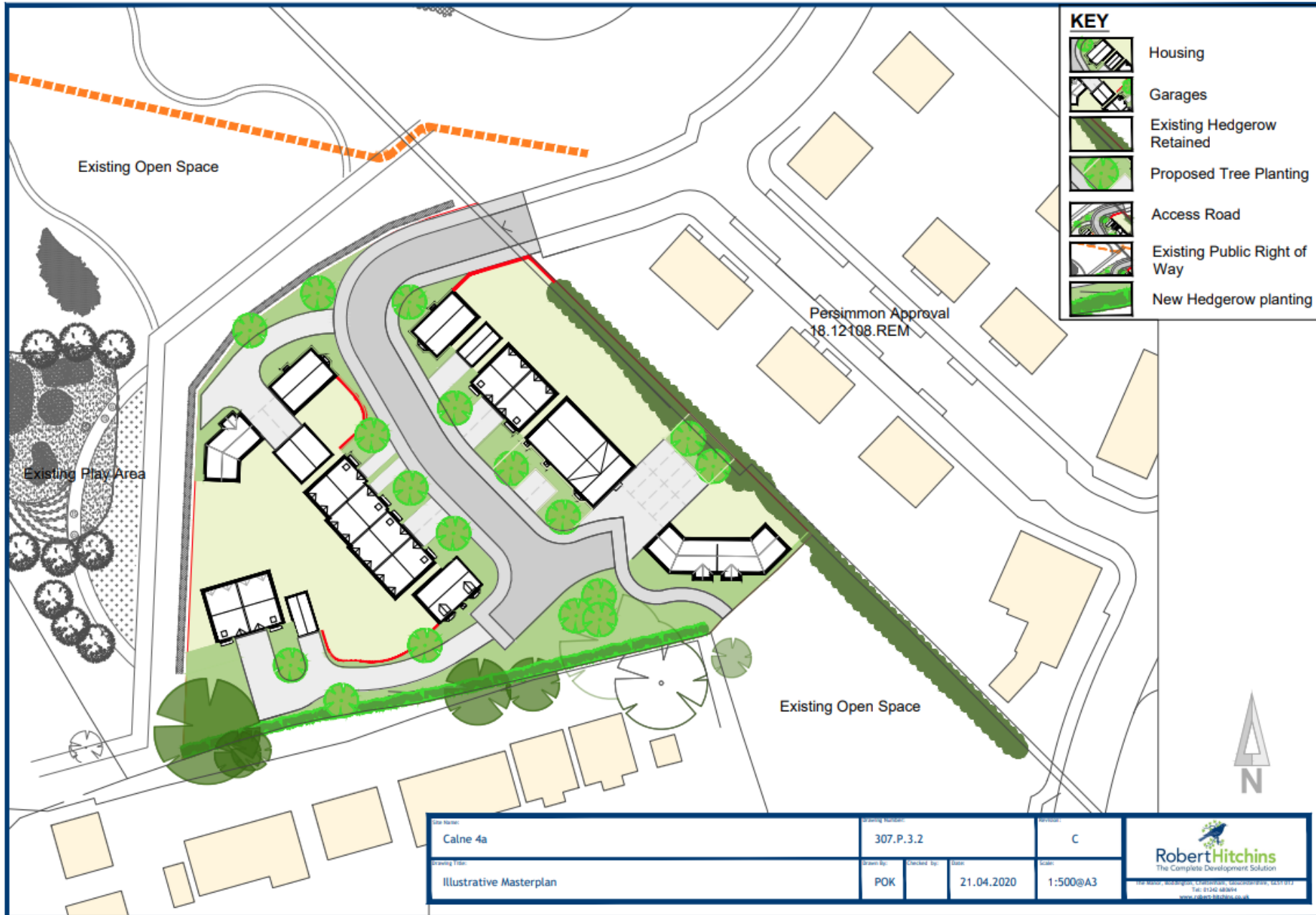
Interviews will be held on Monday 13th March at Robert Hitchens' offices near Cheltenham.

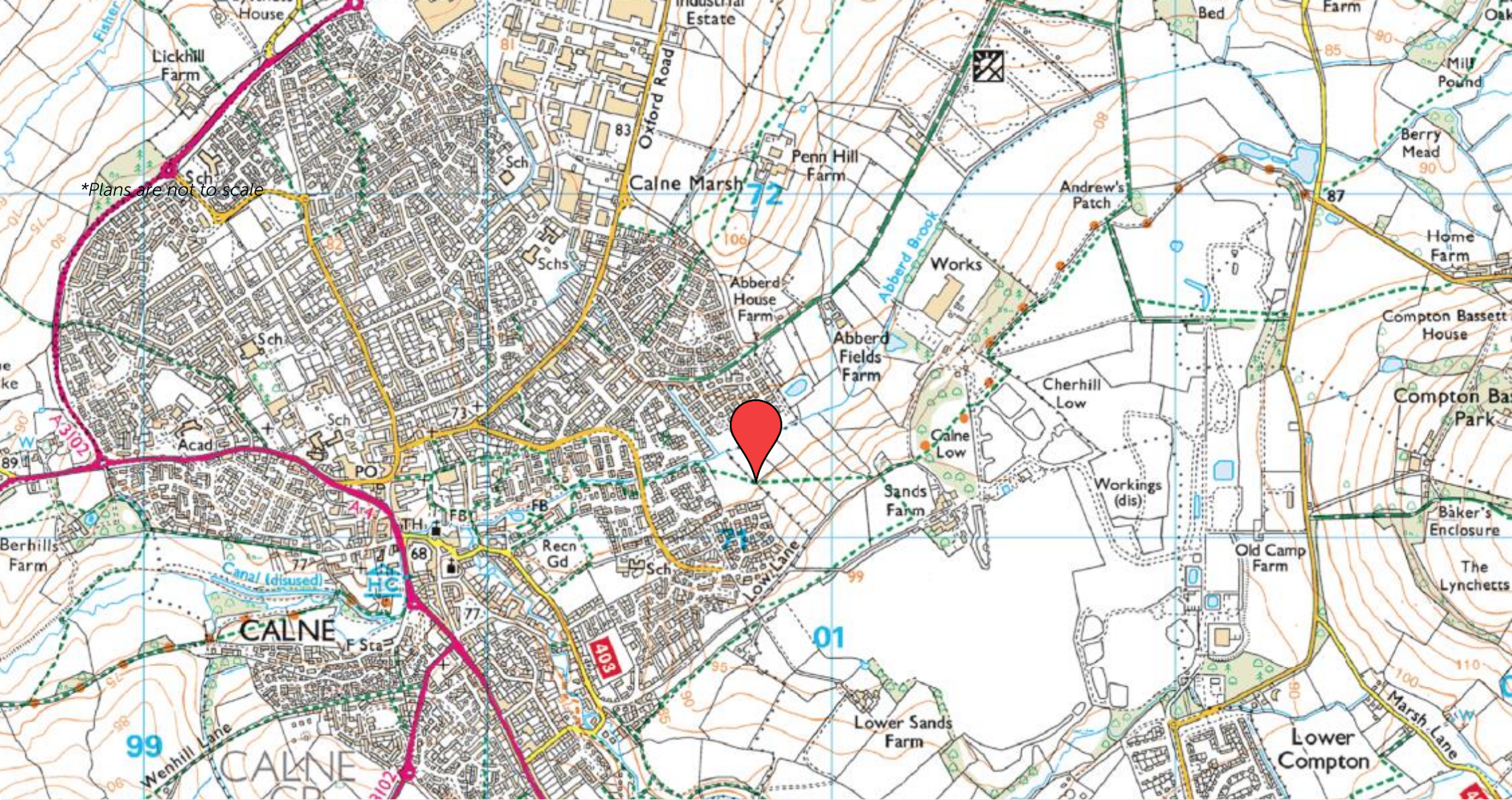
SUBJECT TO CONTRACT – FEBRUARY 2023

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