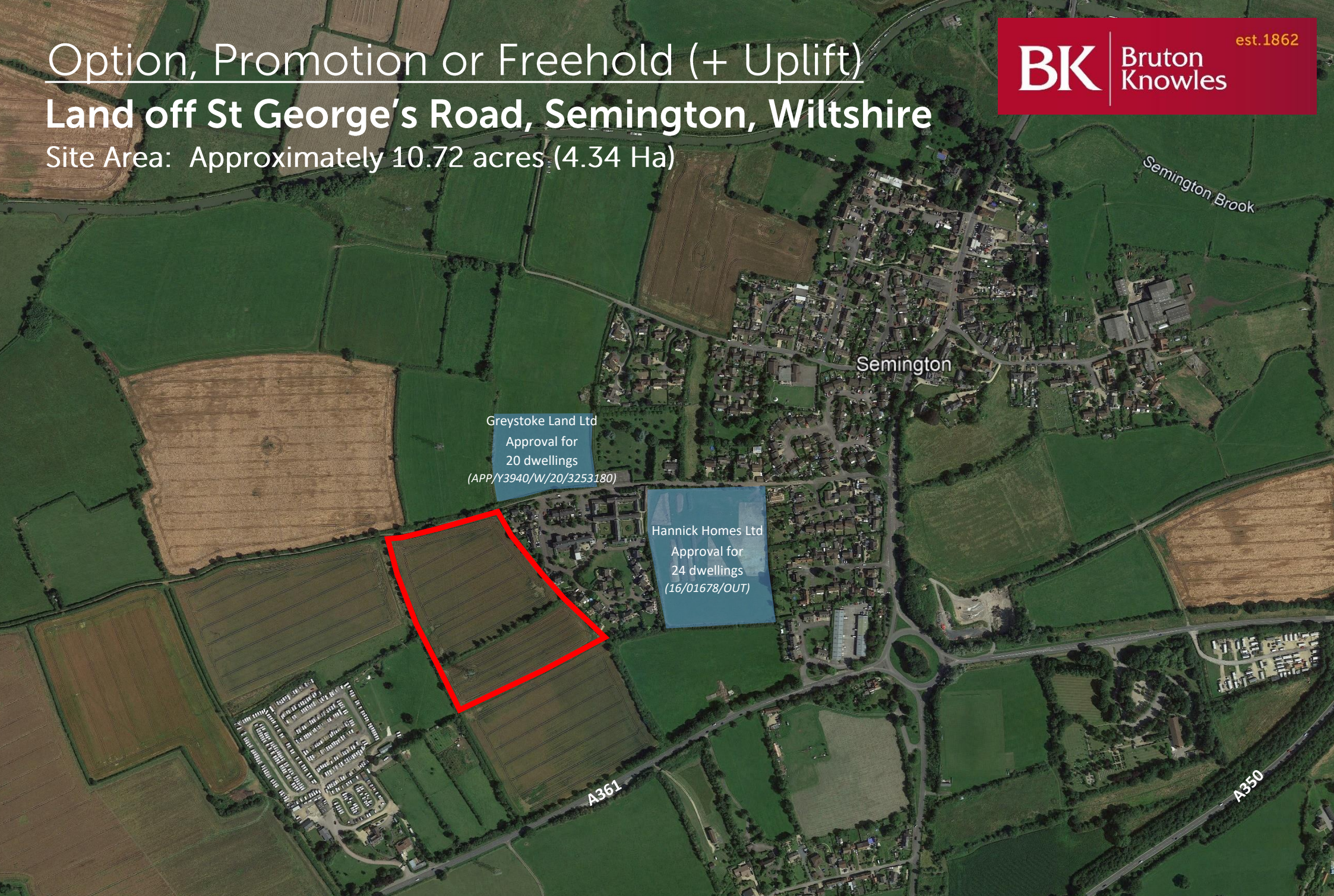


Option, Promotion or Freehold (+ Uplift)

Land off St George's Road, Semington, Wiltshire

Site Area: Approximately 10.72 acres (4.34 Ha)



Greystoke Land Ltd
Approval for
20 dwellings
(APP/Y3940/W/20/3253180)

Hannick Homes Ltd
Approval for
24 dwellings
(16/01678/OUT)

Strategic Land – For Promotion/Option/Freehold + Uplift

LOCATION (SAT NAV: BA14 6GB)

The site lies to the south western edge of the Wiltshire village of Semington, located to the mid-west of the county.

Semington benefits from a primary school, public house, post office and social club, and immediate access to the Kennet and Avon Canal and two Semington Locks, lying to the northern edge of the village.

The larger urban centres of Melksham (2 miles), Trowbridge (3 miles), Devizes (7 miles) and Westbury (8 miles) offer a good range of employment, educational, leisure, retail and cultural facilities all within easy reach.

Semington benefits from good transport links to the wider region, lying immediately off the A361 and 0.4 miles west of the A350. Trowbridge and Melksham railway stations are both a 4 mile commute from the village, to the south west and north respectively, offering Great Western mainline services to London Paddington and Bristol Temple Meads.

DESCRIPTION

The site, edged in red for illustrative purposes, extends to approximately 10.72 acres (4.34 Ha) of gently sloping agricultural land. A powerline crosses the parcel from the north to the south-west corner.

The site is bordered by mature hedgerow on all sides, with open agricultural land lying to the north, south west and south east boundaries and a close of residential properties abuts the north eastern boundary.

A byway, public right of way, extension to St George's Road abuts the northern boundary of the site. Public footpaths run along eastern and western boundaries, and a footpath cuts across the site from east to west.

PLANNING

The site is located within the planning jurisdiction of Wiltshire Council, with current planning policy covered by the *Wiltshire Core Strategy*, adopted in January 2015 and 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.

The site has no planning history and there are no identified designation constraints.

VIEWING

The site can be viewed from the Public Rights of Way surrounding the land.

TERMS

The site is available for promotion via an option or promotion agreement and parties are invited to submit terms as follows:

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

Alternatively, the landowner may consider selling the freehold and offers are also invited on this basis, to include uplift terms in the event the land secures planning permission.

Offers should be received by Bruton Knowles by **Friday 17th March 2023** via email to lucy.stevens@brutonknowles.co.uk.

Subject to Contract

February 2023



