



AJW

LAND & DEVELOPMENT  
CHARTERED SURVEYORS



HSL | HOLLINS STRATEGIC LAND

Kavanaghs  
CHARTERED SURVEYORS

# Residential Development Land

Land at Semington Road, Melksham, Wiltshire

**144 DWELLINGS**

The consented land extends to about 20.26 acres (8.20 hectares)

**FOR SALE by Informal Tender**

Offers to be submitted by 12 Noon on Wednesday 10th November, 2021  
to AJW Land & Development Ltd

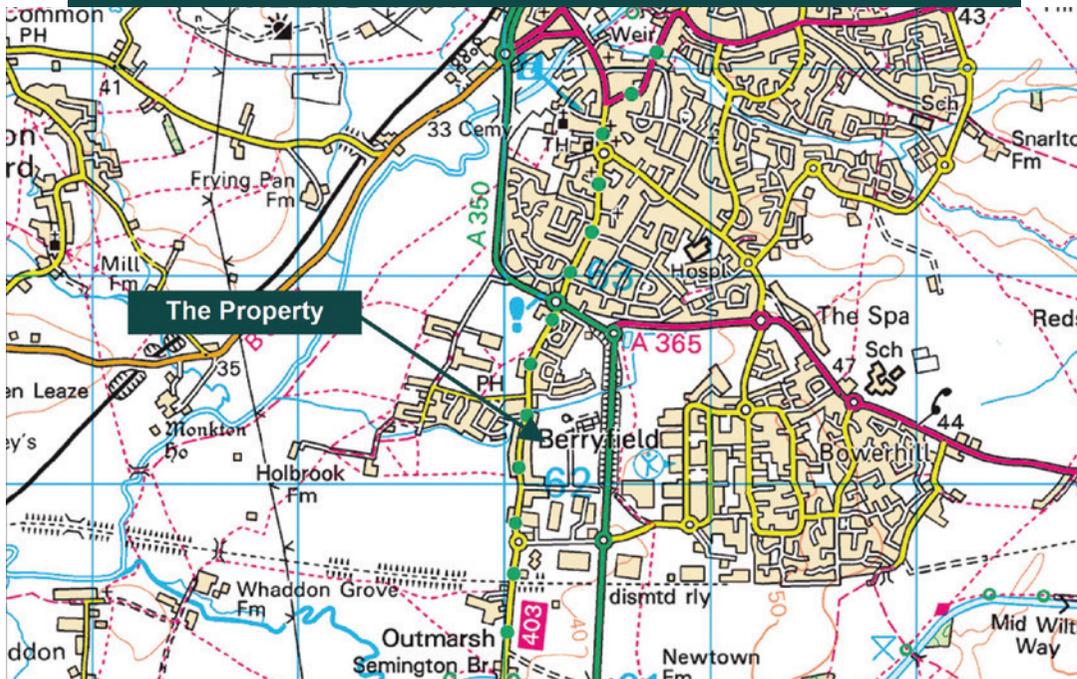
# Melksham, Wiltshire

## SITUATION

A rare and unique residential development opportunity in the sought-after town of Melksham, Wiltshire. According to Rightmove the town has recently been identified as the tenth best place in the country to be selling property. Melksham is a historic former market town with a variety of shopping including supermarkets, leisure and educational facilities. More extensive facilities are available in the nearby town of Chippenham and the city of Bath. Trains run from Melksham station to Swindon, Southampton, Frome and Cheltenham giving easy commuting to London Paddington.

## THE PROPERTY

The Property comprises a range of enclosed paddocks extending in all to 20.26 acres (8.20 hectares). It is bordered by mature belts of hedgerows and the old canal to the north. Current vehicular access can be taken from Shails Lane, Semington Road.



## PLANNING CONSENT

Outline planning permission was granted by Wiltshire Council on 10th September, 2021, for the construction of 144 dwellings with open space, associated landscaping and vehicular and pedestrian access off Semington Road (Ref. 20\01938\OUT). Further details are available from the Selling Agents.

## SECTION 106

The buyer will purchase the land subject to a Section 106 Agreement and any bids will need to take into full account the obligations set out within the Agreement.

## INFORMATION PACK

Detailed information is available from the Selling Agent to include:

- Planning Application, Decision Notice and Approved Plans
- Section 106 Agreement
- Planning Design and Access Statement
- Ecology Report
- Supporting Technical Information
- Ground Investigation Report

Details of the online data room is available from the Selling Agents. Please contact Anthony Wright on 01666 318 992, email [anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk) or Michael Kavanagh of Kavanaghs on 07860 322 688, email [michaelkavanagh@kavanaghs.co.uk](mailto:michaelkavanagh@kavanaghs.co.uk) for further information.

## AFFORDABLE HOUSING

For the avoidance of doubt, the Section 106 Agreement commits the buyer to provide a minimum of 30% affordable houses with a split in tenure mix of 60% affordable rented housing and 40% shared ownership.

## GROUND CONDITIONS

A ground investigation survey has been completed. Other works for these investigations are included in the information pack.

## LETTERS OF RELIANCE

Letters of reliance shall be provided in the normal way, full details of which are included within the Information Pack.

## METHOD OF SALE

Prospective buyers are invited to submit offers to AJW Land & Development Ltd by **12 Noon on Wednesday 10th November, 2021**. Written offers should be submitted in a sealed envelope and sent to AJW Land & Development Ltd, Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES and titled "For the attention of Mr. A.J. Wright – Land at Melksham". Emailed offers should be sent to [anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk).

## MEETING WITH THE BUYER

To avoid any delay and subject to the offers received, the buyer and their solicitor will be invited either to attend a meeting at AJW Land & Development Ltd.'s office or virtually during the week commencing 15th November, 2021 (date and time to be agreed), to finalise terms and to commence the legal process.

## SERVICES

Mains services are understood to be located adjacent to the site with the connections in principle agreed. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are readily available.

## RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.



## TENURE AND POSSESSION

The property is freehold with vacant possession.

## LOCAL AUTHORITY

Wiltshire Council, Chippenham, Wiltshire SN15 1ER. Tel: 0300 4560 1000

## VAT

Prospective buyers will need to assume that VAT will be charged on the sale price of the property.

## PROMOTER

The property has been promoted by Hollins Strategic Land, Suite 4, 1 King St, Manchester M2 6AW. Tel: 0161 300 6509. [www.hsland.co.uk](http://www.hsland.co.uk)

## SELLER'S SOLICITOR

JMW Solicitors, Byrom Place, 1 Byrom Street, Manchester M3 3HG. Tel: 0161 828 1837. For the attention of: Mr. Paul Burton.

## VIEWING

Any reasonable time with a copy of the sale particulars.



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[www.ajwlanddevelopment.co.uk](http://www.ajwlanddevelopment.co.uk)

01666 318 992

07552 044 742

These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: September 2021.