

**Land at Station Road
Westbury
BA13 4HR**

Residential Development Site

With Planning Consent for 102 Units

For Sale Freehold



LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 14,709. West Wiltshire District has a population of 127,900 (Source: 2011 census). The county town of Trowbridge is approximately 4 miles to the North, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Road communications are via the A350/A36 to Bristol and Salisbury, A350/A361 to Trowbridge / Chippenham / M4(15 miles). Westbury has a mainline station with a frequent fast service to London (Paddington) (90 minutes) and Bristol Temple Meads (40 minutes).

SITUATION

The development site is situated to the north west of the town centre, on the B3097 (Station Road), between its junction with Slag Lane and The Ham. The site is approximately 400 metres from Westbury Railway Station and approximately 800 metres from the town centre and local amenities including shops, pubs and restaurants. Supermarkets include Morrisons, Aldi and Tesco Express. West Wilts Golf Club is located in nearby Warminster, and leisure facilities including Cinemas, Arc Theatre, Dewy Museum and Civic Centre are situated in Trowbridge.

The site is adjacent to the railway line, Signal Station and Lakeside View, a 117 unit scheme of 3 and 4 bedroom houses by David Wilson Homes and in the final phase of construction.

DESCRIPTION

The site is located at Station Road and is bordered by gardens of houses situated along The Ham and Paxmans Road to the northwest and northeast, with the railway line to the southeast.

The site totals 4.42 acres (1.79 ha) approximately.

PLANNING CONSENT

The site has planning consent for 102 units comprising 47 houses and 55 flats (Ref: W/10/02479/FUL Decision Notice dated 1 October 2013). Private housing for open market sales consists of 31 houses and 46 flats, and the Affordable Housing units comprise 16 houses and 9 flats.

A Section 106 Agreement dated 1 October 2013 details financial contributions totalling £562,340. Further details are available in the information pack.

TENURE

Freehold.

PRICE

Offers invited for the Freehold interest with Vacant Possession.

VAT

Price exclusive of VAT (if applicable).

SERVICES

Purchasers should make their own enquiries regarding connections to main services and capacities available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

INFORMATION PACK

An information pack is available on request, including consented architect's drawings, planning decision notice, Section 106 Agreement and additional planning related reports.

VIEWING / FURTHER INFORMATION

To arrange an inspection or obtain further information contact the agents:-

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Ref: PH/DS/RW/JW/17924

Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

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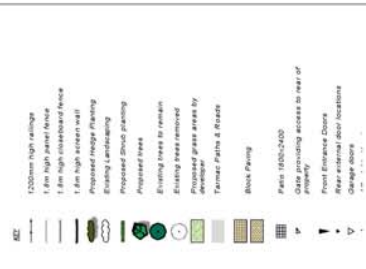
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**WARNING TO HOUSE-PURCHASERS
PROPERTY MISDESCRIPTORS ACT 1991**

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Recommendation 5.6:
Modifiable Housing
in the provision = 0.3% of 50% requirement)

Year	Days	Days	Days	Days
1997	10/1/97	10/1/97	10/1/97	10/1/97
1998	10/1/98	10/1/98	10/1/98	10/1/98
1999	10/1/99	10/1/99	10/1/99	10/1/99
2000	10/1/00	10/1/00	10/1/00	10/1/00
2001	10/1/01	10/1/01	10/1/01	10/1/01
2002	10/1/02	10/1/02	10/1/02	10/1/02
2003	10/1/03	10/1/03	10/1/03	10/1/03
2004	10/1/04	10/1/04	10/1/04	10/1/04
2005	10/1/05	10/1/05	10/1/05	10/1/05
2006	10/1/06	10/1/06	10/1/06	10/1/06
2007	10/1/07	10/1/07	10/1/07	10/1/07
2008	10/1/08	10/1/08	10/1/08	10/1/08
2009	10/1/09	10/1/09	10/1/09	10/1/09
2010	10/1/10	10/1/10	10/1/10	10/1/10
2011	10/1/11	10/1/11	10/1/11	10/1/11
2012	10/1/12	10/1/12	10/1/12	10/1/12
2013	10/1/13	10/1/13	10/1/13	10/1/13
2014	10/1/14	10/1/14	10/1/14	10/1/14
2015	10/1/15	10/1/15	10/1/15	10/1/15
2016	10/1/16	10/1/16	10/1/16	10/1/16
2017	10/1/17	10/1/17	10/1/17	10/1/17
2018	10/1/18	10/1/18	10/1/18	10/1/18
2019	10/1/19	10/1/19	10/1/19	10/1/19
2020	10/1/20	10/1/20	10/1/20	10/1/20
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2022	10/1/22	10/1/22	10/1/22	10/1/22
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2171	10/1/71	10/1/71	10/1/71	10/1/71
2172	10/1/72	10/1/72	10/1/72	10/1/72
2173	10/1/73	10/1/73	10/1/73	10/1/73
2174	10/1/74	10/1/74	10/1/74	10/1/74
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2199	10/1/99	1		

Test	Time	Size	Power (approx)
1	4.5	2	0.82
2	4.5	2	0.77
3	4.5	2	0.74
4	4.5	2	0.71
5	4.5	2	0.68
6	4.5	2	0.65
7	4.5	2	0.62
8	4.5	2	0.59
9	4.5	2	0.56
10	4.5	2	0.53
11	4.5	2	0.50
12	4.5	2	0.47
13	4.5	2	0.44
14	4.5	2	0.41
15	4.5	2	0.38
16	4.5	2	0.35
17	4.5	2	0.32
18	4.5	2	0.29
19	4.5	2	0.26
20	4.5	2	0.23
21	4.5	2	0.20
22	4.5	2	0.17
23	4.5	2	0.14
24	4.5	2	0.11
25	4.5	2	0.08
26	4.5	2	0.05
27	4.5	2	0.02
28	4.5	2	0.00
29	4.5	2	0.00
30	4.5	2	0.00
31	4.5	2	0.00
32	4.5	2	0.00
33	4.5	2	0.00
34	4.5	2	0.00
35	4.5	2	0.00
36	4.5	2	0.00
37	4.5	2	0.00
38	4.5	2	0.00
39	4.5	2	0.00
40	4.5	2	0.00
41	4.5	2	0.00
42	4.5	2	0.00
43	4.5	2	0.00
44	4.5	2	0.00
45	4.5	2	0.00
46	4.5	2	0.00
47	4.5	2	0.00
48	4.5	2	0.00
49	4.5	2	0.00
50	4.5	2	0.00
51	4.5	2	0.00
52	4.5	2	0.00
53	4.5	2	0.00
54	4.5	2	0.00
55	4.5	2	0.00
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60	4.5	2	0.00
61	4.5	2	0.00
62	4.5	2	0.00
63	4.5	2	0.00
64	4.5	2	0.00
65	4.5	2	0.00
66	4.5	2	0.00
67	4.5	2	0.00
68	4.5	2	0.00
69	4.5	2	0.00
70	4.5	2	0.00
71	4.5	2	0.00
72	4.5	2	0.00
73	4.5	2	0.00
74	4.5	2	0.00
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78	4.5	2	0.00
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80	4.5	2	0.00
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82	4.5	2	0.00
83	4.5	2	0.00
84	4.5	2	0.00
85	4.5	2	0.00
86	4.5	2	0.00
87	4.5	2	0.00
88	4.5	2	0.00
89	4.5	2	0.00
90	4.5	2	0.00
91	4.5	2	0.00
92	4.5	2	0.00
93	4.5	2	0.00
94	4.5	2	0.00
95	4.5	2	0.00
96	4.5	2	0.00
97	4.5	2	0.00
98	4.5	2	0.00
99	4.5	2	0.00</

Year	Rank	Score/Points	and
1993	3 Bnd		893
1994	3 Bnd		950
1995	4 Bnd		1197
1996	3 Bnd		989
1997	4 Bnd		1190
1998	3 Bnd		1225
1999	4 Bnd		1243
2000	4 Bnd		1590

S	EXISTING INFO SURROUNDING SITE ADDED. ADDITIONAL EXISTING TREES' ADDED AT PLANNERS REQUEST	MO3	30.11.09
B	EASTERN AND SOUTHERN SITE BOUNDARIES CHANGED AND DETAIL TO SUIT	MO5	04.07.09
A	PLOTS 1-13, 64-75 & 54-56 AMENDED TO ACCORD WITH NEW SITE BOUNDARY.	MO5	30.04.09
	REV DESCRIPTION	ISSN ON	DATE


project
LAND AT STATION ROAD,
WESTBURY WILTSHIRE



Reference

6	drawing						
5							
4							
3							
2							
1							

SITE LAYOUT



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Date	Drawn	Checked
1500 @ A1		
80301/J	MS	

