

# RESIDENTIAL DEVELOPMENT LAND

Marlborough Road, Royal Wootton Bassett, Swindon

95 DWELLINGS



AJW

LAND & DEVELOPMENT

## SITUATION

A rare and unique residential development opportunity in the sought-after town of Royal Wootton Bassett, Wiltshire. The historic market town has a variety of shopping including supermarkets, leisure and educational facilities. The town's roots trace back to medieval times with notable buildings such as the Town Hall and old coaching inns.

More extensive facilities are available in the nearby towns of Swindon, Calne and Chippenham. Travelling connections are excellent with the M4, Junction 16 about 2.5 miles distant and Swindon Railway Station about 6.5 miles putting London (Paddington) within about 1 hour travelling time (all approximations).





# RESIDENTIAL DEVELOPMENT LAND

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Marlborough Road, Royal Wootton Bassett,  
Swindon

**Up to 95 DWELLINGS**  
**40% Affordable Homes**

The consented land extends to about  
16.90 acres (6.84 hectares)

A rare opportunity to acquire a major residential  
development scheme in the town of Royal Wootton  
Bassett in the county of Wiltshire.

For Sale by Informal Tender  
**Offers to be submitted by 12 Noon on**  
**Monday 6th October, 2025 to**  
**AJW Land & Development Ltd**



LAND & DEVELOPMENT

 **Richborough**  
Unlocking land's true potential

## THE PROPERTY

The Property is situated on the southern edge of Royal Wootton Bassett. The consented area comprises three field parcels of level farmland extending in all to about 16.90 acres (6.76 hectares). The land is bounded mainly by stockproof hedges and fencing. The Brinkworth Brook is located on the southern boundary. Current vehicular access can be taken from the Marlborough Road.

## PLANNING CONSENT

The property has a resolution to grant Outline Planning Permission subject to the signing of a S.106 Agreement (reference PL/2024/08724) by Wiltshire Council for the demolition and clearance of the existing building and the development of up to 95 dwellings, with associated car parking, open space, landscaping, drainage and other associated infrastructure. The land immediately south of the development site and the watercourse will be for Biodiversity Net Gain purposes only. This parcel benefits from its own existing access.

Further details are available in a data room from the Selling Agent.





## 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 financial contributions set out in the dataroom. Once the S106 Agreement is in a final form, it will be shared with the selected party. For the avoidance of doubt, the Section 106 Agreement commits the buyer to providing a minimum of 40% (38 units) affordable houses, currently split between 25% First Homes 60% Affordable Rented Units and 15% Shared Ownership Units.

An indicative mix has been suggested by the Housing Enabling Officer. This is a suggested mix at this stage and will be confirmed through a Reserved Matters application.

## COMMUNITY INFRASTRUCTURE LEVY

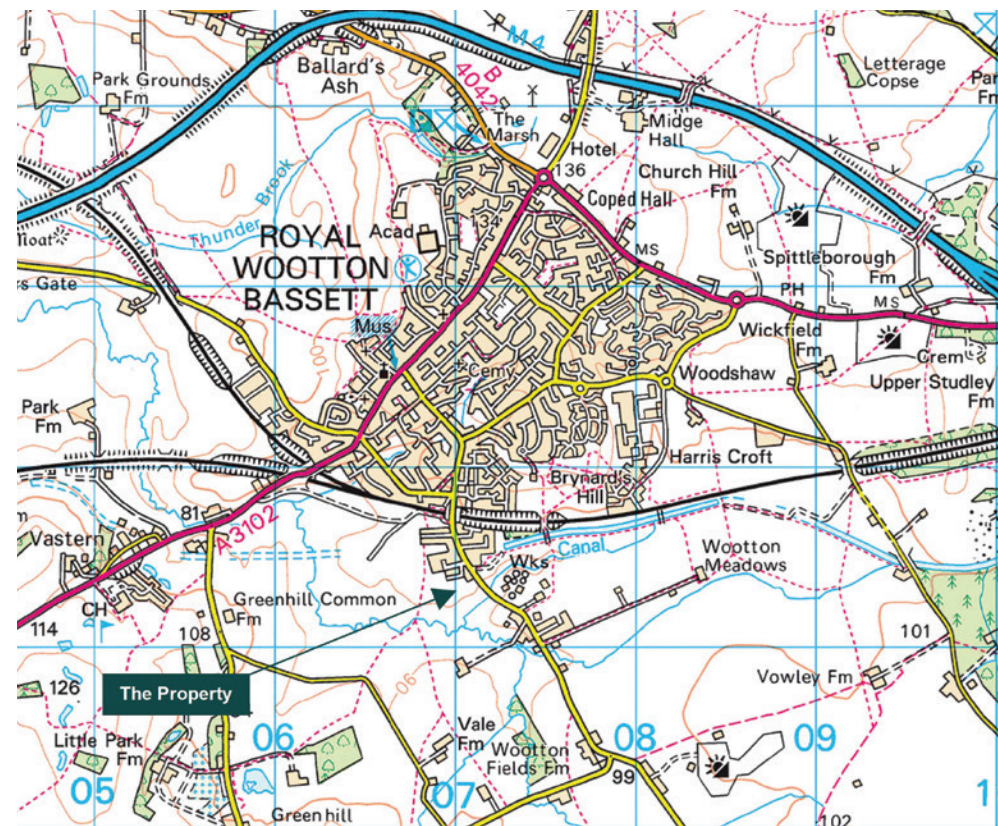
The buyer will be responsible for any Community Infrastructure Levy (CIL) charged. Wiltshire Council have confirmed that the current CIL liability charged based on the chargeable floor area of the approved residential development would be £85 per square metre index linked.

## INFORMATION PACK

Detailed information is available in an online Data Room, to include:

- Planning Application and Approved Plans
- Draft Conditions and Headline S106 Financial Contributions. Technical reports and surveys
- Ground Investigation Report
- Title and Land Registry details
- Sale Plan

The information pack is available via the Selling Agents.





## METHOD OF SALE

Prospective buyers are invited to submit offers to AJW Land & Development Ltd by **12 Noon on Monday 6th October, 2025**. 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 Royal Wootton Bassett, Swindon". Emailed offers should be sent to: anthony@ajwlanddevelopment.co.uk & melissa.slaney-smith@richborough.co.uk. All offers should complete the bid proforma sheet which can be found in the data room which will ask for a breakdown of all assumptions made and any abnormal costs that have been allowed for.

## INTERVIEWS

If your offer is of interest, you and your technical team will be invited to attend a meeting at AJW Land & Development Ltd's office on Thursday 9th October, 2025, to discuss your proposal.

## SERVICES

Mains services are understood to be available nearby. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are readily available. Utility reports and quotations are available in the online data room.

## 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.

## LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking of up to £20,000 plus VAT in the event they withdraw from the transaction following agreement of the Heads of Terms and issuing of draft documentation.

## CONDITIONS OF SALE

As part of the sale, the chosen buyer will be required to adhere to certain conditions and terms (to be agreed), to include:

- Prospective Buyers are to put forward terms for Overage on land currently identified as community uses and public open space.
- The Sellers will reserve a ransom strip along the western boundary between Points A to B on the Sale Contract Plan.

Further details on the conditions of sale are available in the data room.

## TENURE AND POSSESSION

The property is freehold with vacant possession on Completion.

## LOCAL AUTHORITY

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

## DIRECTIONS

What3words ///roses.finishing.reactions

## VAT

VAT will be charged on the sale price of the property.

## PROMOTER

Richborough, 3rd Floor, Clockwise, Generator Building, Counterslip, Bristol BS1 6BX Website: [www.richborough.co.uk](http://www.richborough.co.uk)

## PROMOTERS SOLICITOR

Gateley PLC, 1 Paternoster Square, London, EC4M 7DX. For the attention of Rachael Waugh

## SELLERS SOLICITOR

Wansbroughs Solicitors, Northgate House, Devizes, Wiltshire SN10 1JX. Tel: 01380 733300. For the attention of Mr. Neil Patterson.

## VIEWING

Strictly by appointment through the Selling Agent (01666 318 992). Interested parties are to keep gates closed at all times and are responsible for their own safety.

## CONTACT

Should you have any queries, wish to make an inspection, or request login details to the data room please contact.

Anthony Wright MRICS FAIV  
AJW Land & Development Ltd  
Tel: 07552044742 | [anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk)

For planning or technical queries,  
please contact:  
Melissa Slaney-Smith – Richborough  
Tel: 07506059137 | [melissa.slaney-smith@richborough.co.uk](mailto:melissa.slaney-smith@richborough.co.uk)



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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: August 2025.