

For Sale - Residential Development Site - 2 Units

Kingsdown Lane, Blunsdon, Swindon, SN25 5DL

richard
james



The Scheme

Outline planning was granted under application reference S/OUT/20/0548.

Location

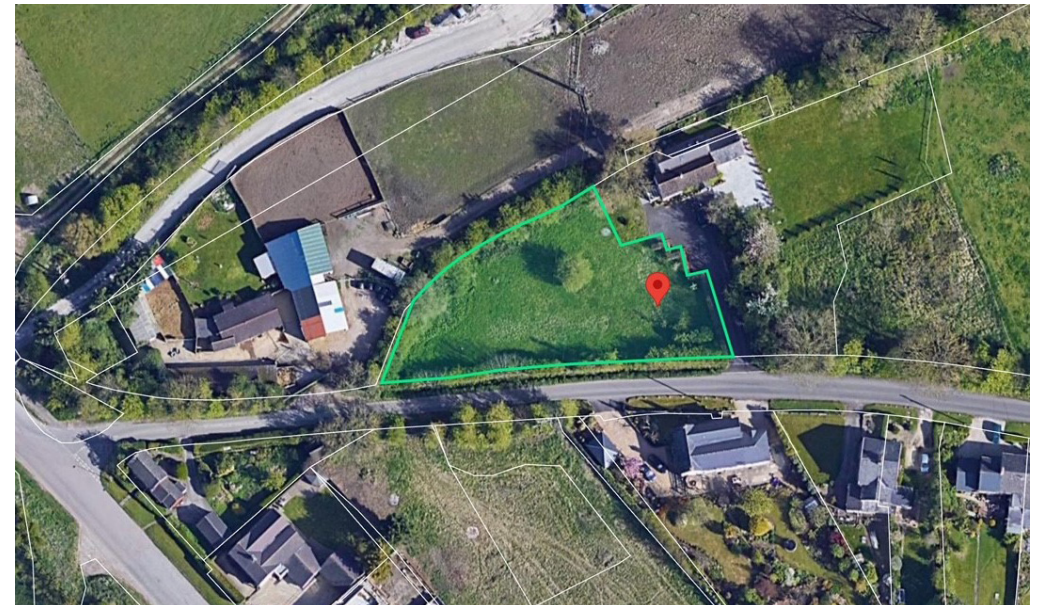
The site is ideally situated on the edge of the sought after village of Blunsdon. Kingsdown Lane is ideally located close to the A419 which has great links to the Cotswolds and Cirencester. The A419 also gives excellent access to the M4 junction 15. To the eastern boundary is Swindon Road which is a short drive to the sought after market town of Highworth. There are a range of amenities close by and local schools.



The Site

The site was formally used as a garden. We have been informed by our client that the site has no gradient issues.

Other utilities such as gas, water and electric are believed to be on site or close by. We're led to believe there is no mains drainage on site or on Kingsdown Lane. However, we advise all potential purchasers to do their own utility investigations.



Site Area

The site is 0.16 hectares.

Planning Position

Outline planning has been approved for the 2 detached dwellings on the site under reference S/OUT/20/0548.

Site/Planning Information

The majority of the reports and information can be viewed and downloaded from the planning portal under the above planning reference number.

Tenure

Freehold

VAT

TBC.

Anti Money Laundering

Purchasers will be required to provide proof of identity information in order that Anti-Money Laundering checks can be undertaken, before an offer can be accepted.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Offers

Offers should be submitted in writing to the sellers agent:



Chris Pomphrey

Land and New Homes Director

Richard James, Gemini House, Hargreaves Road, Swindon, SN25 5AZ

Closing Date

Offers should be submitted no later than:

12 noon on Friday 22nd March 2024.

Information you should include in the offer pack:

- Offer amount
- Details of the offer i.e any special conditions, deductions/assumptions.
- Company Background and Financial History
- Proof of Funding
- Solicitors Details
- Timescales for Exchange and Completion



- LEGEND**
- Site Boundary
 - Existing Trees
 - Existing Boundary Planting
 - Area to be Tarmac
 - Area to be block paviors
 - Area to be grass
 - Things to be removed
 - Indicative Tree Planting
 - Indicative Shrub & Hedgerow Planting
 - 1.8m Close Boarded Fence
 - Front Access Door
 - Rear Access Door
 - Denotes Bin Storage
 - Parking Entrance
 - Site Section/Street Scene
 - Parking Space
 - 1.1m Post & Rail Fence
 - Approximate location of new pedestrian safe areas
- MIX**
- 2 x 4 Bed Dwellings
 - 2 x Single Oversized Garage
- Site Area - 1512 m² / 0.1512 ha

B	12.05.2021	Approved for comment
A	29.04.2020	Approved for comment
Prep		Preparation

- All drawings are copyright
 - Report all discrepancies to project administrator
 - Do not scale drawing for construction purposes
 - All dimensions to be checked on site

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Project Title		Drawing No.		Rev
Land at Woodbine Cottage Kingsdown Lane, Blunsdon, Swindon, SN25 5DL		2421		15
Date	Client	City	Country	Date
1 : 200 @ A1	MT	ISA		Nov '19



Land & New Homes

Gemini House
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Swindon
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