



LAND OFF PETTICOAT LANE

DILTON MARSH | WILTSHIRE



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STRATEGIC LAND WITH RESIDENTIAL DEVELOPMENT POTENTIAL
OPTION / PROMOTION / CONDITIONAL CONTRACT TERMS INVITED

1.775 ACRES (0.718 HECTARES) OR THEREABOUTS OF LAND OFF PETTICOAT LANE, DILTON MARSH IS WELL POSITIONED TO THE SOUTHERN EDGE OF DILTON MARSH, A BUSY WILTSHIRE SETTLEMENT WITH SOUND CONNECTIVITY TO THE ADJOINING SETTLEMENT OF WESTBURY.

SITUATION AND LOCATION: The land is situated to the south eastern side of Dilton Marsh and adjoins the settlement boundary of the village. The population of Dilton Marsh is circa 2,000 people (2021 census).

DESCRIPTION AND PLANNING STATUS: In planning terms, the site is in open countryside, but does adjoin the settlement boundary for the village of Dilton Marsh. There is an ongoing development of land immediately to the north of the site for eight residential dwellings forming the redevelopment of a brownfield site. There is a pending outline application for 62 dwellings to the northern side of the village.

The site may well lend itself to an affordable housing led proposal based on the size, location and topography of the site.

The site is subject to a restrictive covenant and any interested parties should discuss this with the selling agent prior to submitting a proposal.

- Westbury – 1.8 Miles
- Frome – 6.3 miles
- Trowbridge – 6.9 Miles
- Bath – 13.8 Miles

(All distances approximate)

LOCAL PLANNING AUTHORITY: Wiltshire Council Tel 0300 456 0114
Email developmentmanagement@wiltshire.gov.uk

VIEWING: Viewing is permitted during daylight hours with a copy of these particulars in hand.

TERMS: The site is available for an option, promotion agreement or conditional contract proposals. Parties are invited to submit terms on the following basis:

- Company Name / Details of Entity Submitting the Proposal
- Proposed Price / Percentage of Sale Price / Market Value Discount
- Term of Agreement / Longstop
- Any deductible costs and proposed deductible cost caps
- Minimum Price Provisions
- Premium to landowner
- Intended Planning Consultant
- Confirmation of payment of landowners professional and legal fees (Please enquire)

Please refer to the marketing covering letter for proposal submission information.

Offers should be received by Powells Noon on Monday 30th October 2023 via email to enquiries@powellsrural.co.uk

FURTHER INFORMATION: For further information please contact Stuart Leaver BSc (Hons) MSc MRICS FAAV on 01600 714140 or email stuart.leaver@powellsrural.co.uk



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E enquiries@powellsrural.co.uk

W www.powellsrural.co.uk



SITE LOCATION PLAN





Powells

Singleton Court Business Park

Monmouth

NP25 5JA

T 01600 714140

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