For sale

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Former Ambulance Service Training College
Malmesbury Road, Chippenham, Wiltshire, SN15 5LN

On behalf of

08449 02 03 04
gva.co.uk/12414
Highlights

- Max site area of approximately 2.75 ha (6.79 acres)
- Potential for residential or commercial development, subject to the necessary planning consents
- Excellent road links - located approximately 2.7 miles south of J17 of the M4
- Close to town centre shops and amenities - 1.3 miles north of Chippenham town centre
- Chippenham Railway Station, 1.1 miles, direct service to London in 75 mins

The Opportunity

The South Western Ambulance Service NHS Foundation Trust (‘the Trust’) former training facility in Chippenham is now surplus to requirements and presents an excellent opportunity for residential or commercial redevelopment.

The freehold of the site is offered for sale by informal tender with offers invited by 12 noon Thursday 1st February 2018.

Location

The subject site is located on Malmesbury Road, approximately 1.3 miles to the north of Chippenham town centre.

Chippenham is one of the principal towns of Wiltshire and is located approximately 25 miles east of Bristol, 20 miles west of Swindon and 100 miles west of London. The Cotswolds and the Mendips are both within easy reach.

The site is well connected by road, with junction 17 of the M4 approximately 2.7 miles to the north and the A350 by-pass less than quarter of a mile north.

The mainline train station in Chippenham town centre provides a direct link to London Paddington (1hr 15 mins), Bath Spa (15 mins) and Bristol Temple Meads (30 mins).

Local facilities and amenities to the site include a Morrisons supermarket, both primary and secondary schools and Chippenham Golf Club.

Chippenham town centre provides a variety of retail and leisure opportunities.
Description

The site comprises a largely developed area bordered in part by mature trees. The site slopes gently from west to east.

The site is accessed from the B4158 Malmesbury Road which borders the site to the west. Greenways Business Park is located to the south of the site with open fields to the east and north. These fields are due to be developed for a 750 unit residential scheme by Persimmon and Barratt Homes.

The Ambulance Station on site is operational and the Trust still occupies some of the office space in other buildings for administration purposes. However the majority of the site is vacant as it no longer meets operational needs and the buildings are no longer fit for purpose.

The principle buildings on site are outlined in blue on the adjacent plan. In total they extend to 3,958 sq m (42,604 sq ft) and briefly comprise:

- Dorman House, located near the front (west) of the site, is a two storey 1980s brick built building which was previously the Wiltshire Ambulance HQ and is now used for administration purposes.

- The Greenways Centre is a collection of adjoining one and two storey buildings to the rear (east) of the site. The buildings are brick built with shallow pitched tiled roofs. Developed in the 1980's for an ambulance service training college, the buildings are now surplus to requirements and have been vacated.

- One and two Greenways are two semi detached residential properties located to the north west of the site. Both are vacant.

- Oak House is a detached dwelling located in the south east corner of the site which is currently used as offices.

- There are two large garages in the centre of the site which are currently used for storage.

- The existing Ambulance Station building is located to the south west of the site. This is a 1960s brick building with a pitched tiled roof.

- Immediately behind the Ambulance Station building is an operational telecommunications mast.
Sale Plan

A land swap is agreed between the Trust and an adjoining landowner to the north west boundary. Legal work has commenced but is not yet complete. The adjacent Sale Plan reflects the intended final boundary position following completion of the land swap.

The Sale Plan illustrates the surplus land for sale shaded red, the current Ambulance Station shaded blue and the Telecommunications Mast shaded green.

The Trust intend to retain the Telecommunications Mast.

There are two options for the Ambulance Station: either retain and refurbish or include in the sale. The Trust will only sell this parcel if significant offers deem it viable for offsite relocation. The area shaded blue (0.32 ha, 0.79 acres) represents the maximum size of site required to be retained by the Trust should the Ambulance Station remain on the site.

The Trust is therefore willing to consider bids for the sale of:

1. The surplus land area shaded red (2.43 ha, 6.00 acres)
2. The surplus land area shaded red plus the Ambulance Station area shaded blue (2.75 ha, 6.79 acres)

The above Sale Plan (available in the data room) should be used by bidders when preparing site layouts.
Planning

The site has clear planning potential for redevelopment which is supported by a range of historic and recent technical studies. The redevelopment of this surplus site for housing complies with a wide range of policies within the National Planning Policy Framework, given its sustainable location and the opportunity to deliver new high quality housing on a previously developed site.

The current Development Plan comprises the Wiltshire Core Strategy January 2015, saved policies from the Local District Plan and The Chippenham Site Allocations Plan March 2017. Emerging Plans in Wiltshire are the Wiltshire Housing Allocation Plan, the Wiltshire Local Plan Review and the Swindon and Wiltshire Joint Spatial Framework.

Land bordering the site to the north and east has achieved an outline planning permission for a mixed use scheme comprising up to 750 dwellings. This sets a precedent for the former training college site to come forward as a logical infill.

In terms of alternative uses to housing, clearly there is an established level of community, office, health and training uses on the site. We would expect support for other employment generating uses subject to amenity considerations.

The Wiltshire Core Strategy does look to restrict the removal of B1 employment use unless robust justification can be shown. In this instance the value of the B1 use to meet modern business needs and the significant improvements to, or relocation of, the Ambulance Station are strong factors weighing in an applications favour.

The site is located within the settlement boundary of Chippenham. It is not situated in a conservation area, AONB or other special designated area, and does not contain any listed buildings. The affordable housing policy position is 40% affordable.

A detailed planning appraisal is available in the data room.

Developable Area

Detailed ecology and tree surveys have been completed in order to identify development constraints at the site.

The above plan illustrates the results from this survey work and shows the location of the existing badger set and the positioning and quality of trees.

A detailed version of this plan along with the respective survey reports can be found in the data room.
Supporting Information
We have assembled a range of supporting information associated with the property including planning, surveys and title information.

This information is available via the online data room at:
http://chippenhamambulancestation.gva.co.uk

Registration will be required to view the relevant documents.

Bidders are expected to have reviewed the information available in the data room prior to submitting their bid.

Services
The site benefits from mains gas, electricity and water. A utilities report is included within the suite of planning documents available within the site data room.

We recommend that prospective purchasers satisfy themselves in respect of the location and capacity of services for their individual scheme proposals.

VAT
VAT is applicable to the sale price.

Tenure
The property is held Freehold. A land swap is agreed between the Trust and an adjoining landowner to the north west boundary. Legal work has commenced and the plans in this brochure reflect the intended final boundary position.
Viewings
The Trust still occupy parts of the property, viewings are therefore strictly by appointment only through the sole agent GVA.

Form of sale
The property is for sale by informal tender with offers invited on a conditional (subject to planning) basis.

Bidders are asked to clearly state whether their offer relates solely to the surplus land site or to the surplus land plus Ambulance Station sites combined.

Prospective purchasers should provide a description of the proposed use and an illustrative layout of the proposed development.

Offers
The deadline for offers is 12 noon Thursday 1st February 2018 by email to Nick More or by post to GVA, St Catherine’s Court, Berkeley Place, Bristol BS8 1BQ.

Offers should include the following information:
- Purchase price
- Clarification of which land area the purchase price relates to:
  1. The surplus land area shaded red or
  2. The surplus land area shaded red plus the Ambulance Station area shaded blue
- Timing associated with purchase
- Conditions and due diligence associated with offer
- Confirmation and source of funding
- Development proposals and illustrative layout
- Details of any overage offered

We will accept offers for the site on either or both of the land area bases specified.

Miscellaneous
The purchaser will be obliged to maintain utility connections to the Telecommunications Mast and grant the Trust access rights over the main site.

In the retained Ambulance Station scenario the purchaser will be obliged to maintain utility connections to the building and grant the Trust access rights over the main site.

The sale boundary is subject to successful legal completion of the land swap.

The Vendor reserves the right not to accept the highest or any of the offers received. It is envisaged that a preferred purchaser will be selected from the proposals received, however the Vendor reserves the right to alter the tender process, request purchasers to provide further details in respect of their offer or to interview prospective purchasers.

Contact Details
For further information please contact:

Nick More
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