

# LAND SOUTH OF TADPOLE LANE

Blunsdon, SN25 2DY



## Key Highlights

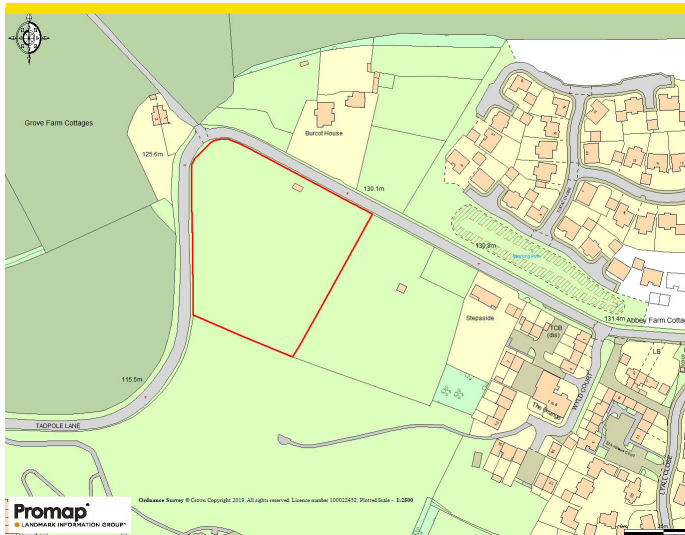
- Greenfield development opportunity
- Site extending to circa 2.59 acres (1.05 Ha)
- Allocated site in the Swindon SHELAA to the north of Swindon
- Offers invited

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## Situation

The site is located on the edge of Blunsdon St Andrew, a village in the borough of Swindon in Wiltshire. The Abbey Farm development was granted permission on April 2015 for 350 dwellings, primary school, local convenience store, utilities and other engineering works being developed to the east of the site. Tadpole Garden Village development to the west of the site is also currently being built out by Crest Nicholson.

Swindon town centre is approximately 5.8 miles (9.3 km) to the south with Cirencester approximately 12.9 miles (20.8 km) to the north west.

The site postcode is SN25 2DY.

## Site Description

The site comprises an irregular shaped parcel of pasture land equating to approximately 2.59 acres (1.05 Ha) or thereabouts, to the south of Tadpole Lane, Blunsdon St Andrew. A site plan is attached showing the site boundary outlined in yellow. The site is bounded to the north and west by Tadpole Lane, to the east by a open grass field with residential beyond and to the south by hedges and trees with Diamond Jubilee Park behind.

## Planning

The site lies within the administrative boundary of Swindon Borough Council and is allocated within the Strategic Housing and Economic Land Availability Assessment (SHELAA), reference S0056. This allocation states it is suitable for residential development for 30 units deliverable in 2028/29 to 2032/33.

## Legal

The landholding is offered freehold with vacant possession. Title documentation is available within the detailed information pack.

## Services

Interested parties are advised to make their own enquiries to the supply companies with respect to their specific requirements in terms of the ability to connect and confirmation of sufficient capacities.

## Viewings

Viewings can be undertaken strictly by appointment only. Please contact the agents for details. Please note that neither the Vendors nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants whilst on site.

## Offers

The site is being offered for sale as a whole by way of informal tender under the terms of an option, promotion, subject to planning basis or unconditionally with an overage. The vendor will not be obliged to accept the highest or any other offer. Please refer to the covering letter for supporting information required with any offer.

## Technical Pack

A detailed and comprehensive information pack is available upon request from George Hopkins at [george.hopkins@savills.com](mailto:george.hopkins@savills.com)

## VAT

We are awaiting confirmation as to whether the clients will be electing to charge VAT on the sale.

## Contact

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