

# RESIDENTIAL DEVELOPMENT LAND

Land off Sherston Road, Malmesbury, Wiltshire SN16 0QL



AJW

LAND & DEVELOPMENT

## SITUATION

A rare and unique residential development opportunity in the sought-after historic town of Malmesbury. Located in North Wiltshire, the town provides a number of independent shops, restaurants, public houses and a mix of schooling. More extensive facilities are available in the nearby towns of Swindon, Cirencester, Tetbury and Chippenham. Communications are excellent with the M4 motorway junction 17 being approximately 7 miles away.

Chippenham Rail Station is approximately 11 miles south putting London (Paddington) just over 1 hour travelling distance.





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Wiltshire SN16 0QL

**Up to 55 DWELLINGS**  
**40% Affordable Homes**

The consented land extends to about  
7.62 acres (3.08 hectares)

A rare opportunity to acquire a residential development  
scheme in the town of Malmesbury in the county of  
Wiltshire

For Sale by Informal Tender

Offers to be submitted by 12 Noon on  
Wednesday 26th March 2026 to  
AJW Land & Development Ltd



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## THE PROPERTY

The Property is situated on the western edge of Malmesbury immediately adjacent to the Cotswolds National Landscape. The site provides open views of open countryside to the north and west.

The consented area comprises a single pasture field extending in all to about 7.62 acres (3.08 hectares). The land is bounded mainly by mature stockproof hedges. Current vehicular access can be taken from Park Lane. The proposed development provides access from Sherston Road. There are no current public rights of way that cross the property.

## PLANNING CONSENT

Outline planning permission was granted on appeal by Wiltshire Council on 11th November, 2025 (Appeal ref: APP/Y3940/W/25/3369892) for the construction of up to 55 residential units (all matters reserved other than 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 therein.





## AFFORDABLE HOUSING

For the avoidance of doubt, the Section 106 Agreement commits the buyer to providing a minimum of 40% (22 units) affordable houses, currently split between 25% First Homes 60% Affordable Rented Units and 15% Shared Ownership Units. The Section 106 includes a cascade mechanism relating to affordable housing delivery.

## COMMUNITY INFRASTRUCTURE LEVY

The buyer will be responsible for any Community Infrastructure Levy (CIL) charged. Wiltshire Council has 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.

## GROUND CONDITIONS

A Ground Investigation Contract has been let and is underway. The report is anticipated to be available prior to the bid deadline and will, on receipt be made available to all potential buyers who have registered an interest in the site.

## INFORMATION PACK

Detailed information will be made available in an online Data Room, to include:

- Planning Application, Appeal Decision and Approved Plans.
- Section 106 Agreement.
- Relevant technical reports and surveys.
- 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 unconditional offers to AJW Land & Development Ltd by **12 Noon on Wednesday 25th March, 2026**. 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 Sherston Road, Malmesbury". Emailed offers should be sent to: anthony@ajwlanddevelopment.co.uk.

All offers should complete the bid pro forma 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 week commencing 30th March 2026, 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.

## RIGHTS OF WAY, WAYLEAVES 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 agreements if any affecting the same.

## VAT

The owners of the property are Gloucestershire Health and Care NHS Foundation Trust. VAT will be charged on the sale price of the property.

## LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking of up to £15,000 plus VAT in the event they withdraw from the transaction following agreement of the Heads of Terms and issuing of draft documentation.

## TENURE AND POSSESSION

The property is freehold with vacant possession on Completion.

## DIRECTIONS

What3words ///items.inversion.poppy

## 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:

- An Overage of 50% of the price paid per plot (indexed linked) for a term of 20 years for residential development planning permission on land currently identified as public open space.
- The Sellers will reserve a ransom strip along the north eastern boundary between Points A and B on a Sale Contract Plan.

## LOCAL AUTHORITY

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

## PROMOTER

The property has been promoted by Hollins Strategic Land, Suite 3, Victoria Court, Bexton Road, Knutsford WA16 0PF. www.hsland.co.uk FAO: Mr. Paul O'Shea.

## PROMOTERS SOLICITOR

JMW Solicitors, Byrom Place, 1 Byrom Street, Manchester M3 3HG.  
Tel: 0345 8726666. FAO. Mr. Paul Burton.

## SELLERS SOLICITOR

Michelmores LLP, 10 Victoria Street, Redcliffe, Bristol BS1 6BN. Tel: 0117 906 9300.  
FAO Ms. Julie Sharpe.

## 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 FAAV  
AJW Land & Development Ltd  
Tel: 07552044742  
anthony@ajwlanddevelopment.co.uk

For planning or technical  
queries, please contact:  
Paul O'Shea  
Tel: 07912540244  
paul.oshea@hsland.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: February 2026.