



FOR SALE

**Land South of Snarlton Farm, Eastern Way,
Melksham, Wiltshire, SN12 7PP**

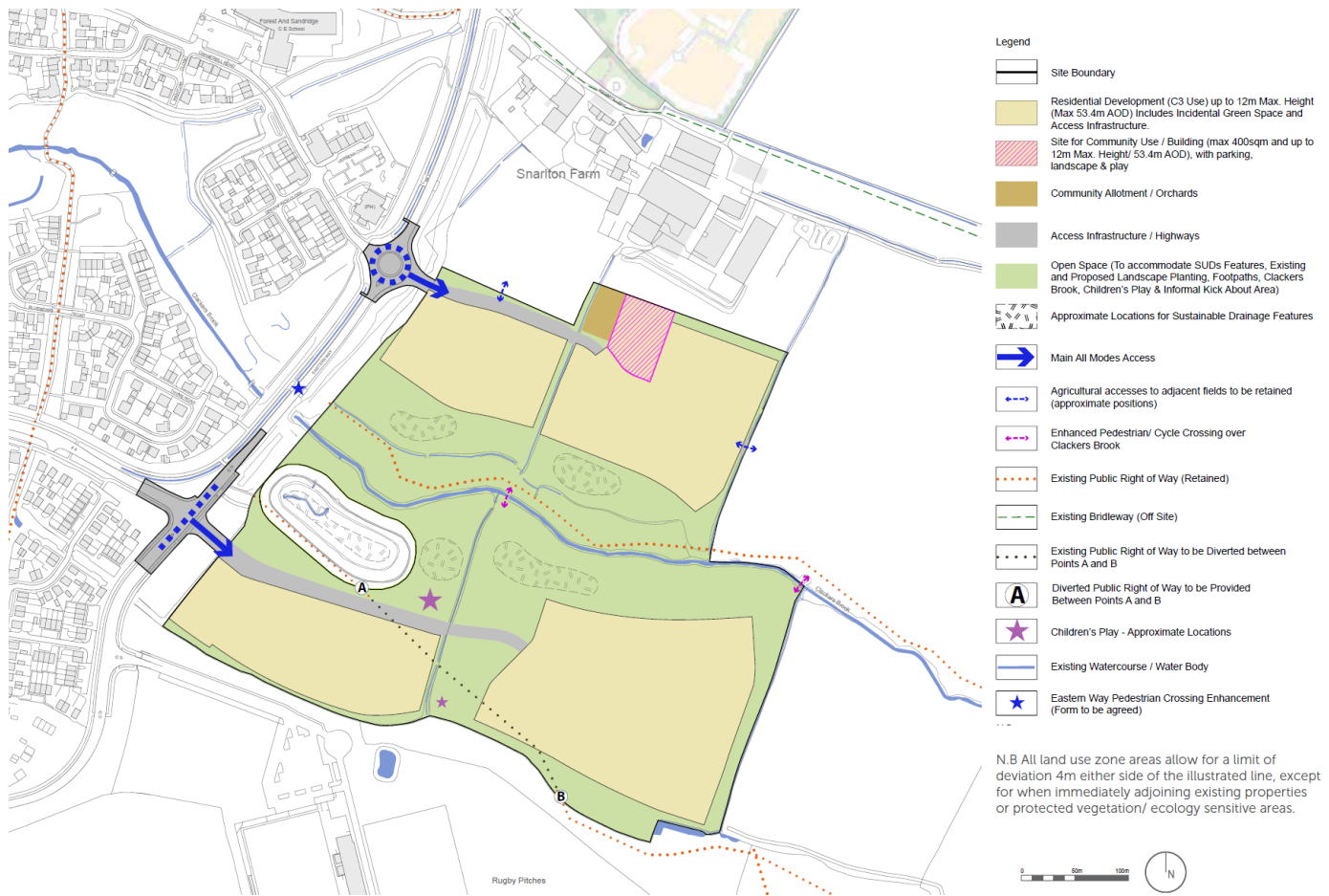
A residential development opportunity with
outline planning permission for up to 300 dwellings





DESCRIPTION

19.20 hectares (47.44 acres) with outline planning permission for 300 dwellings (Class C3), with 30% affordable housing (up to 90 units), all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way, land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space, 0.13 hectares of allotments / orchards and a dedicated play space. Through the middle the site is Clackers Brook which is currently flanked with established trees where there is to be an area 8.42 hectares of open space as can be seen below.



PLANNING

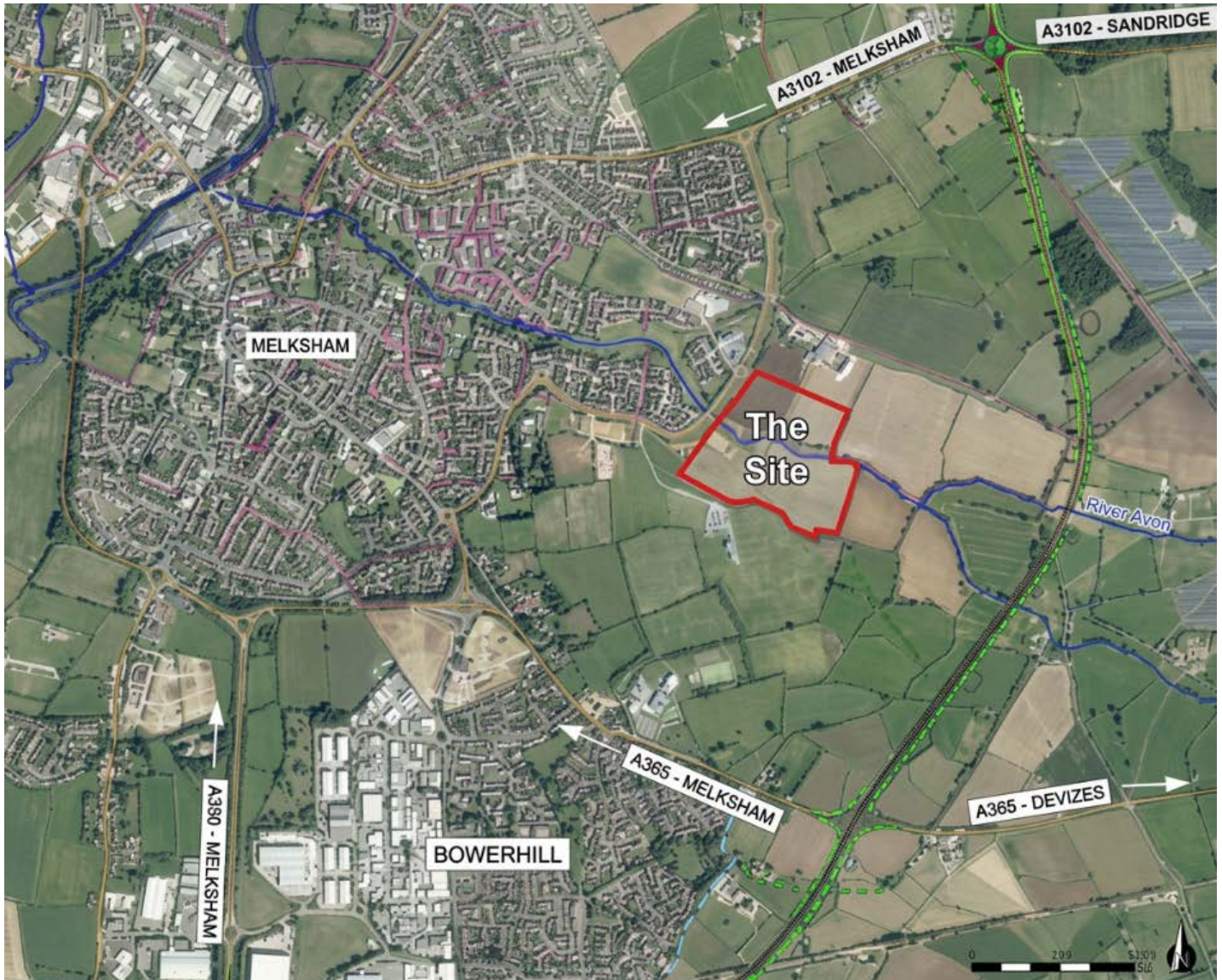
Outline Planning permission was granted at appeal on 28th July 2026. Planning reference PL/2024/07097

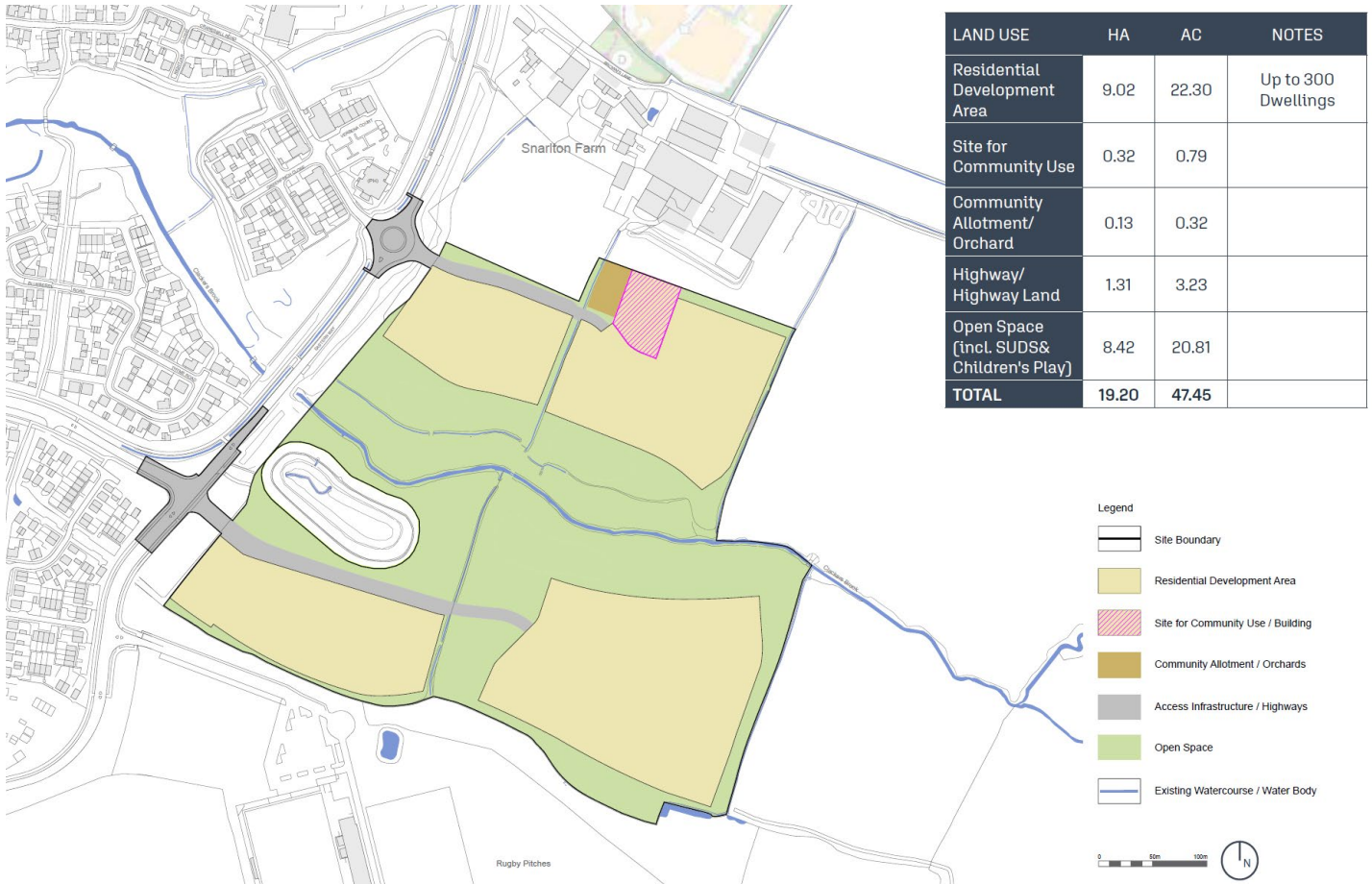
<https://development.wiltshire.gov.uk/pr3/s/planning-application/a0iQ30000082tOnIAI/pl202407097>



LOCATION - SN12 7PP

Melksham is a Wiltshire market town on A350 between Chippenham and Trowbridge. It has train station, Waitrose, other supermarkets, restaurants and other shops. The Forest and Sandridge Church of England Primary School is located 0.4 kilometres west of the site, Melksham Oak Community School is the nearest secondary school. There is a business park at Bowerhill Industrial Estate. There are two bus stops in Eastern Way directly outside the site.





SITE ACCESS

The Site will be accessed via two new accesses from Eastern Way. The first access is via a new fourth arm off the existing Eastern Way/ Cranesbill Road roundabout. The second access is signalled cross road junction from Eastern Way.





SECTION 106 PAYMENTS AND TRIGGERS

Contribution	Amount / Basis	When Payable (Trigger)
Allotments Contribution		See Appendix 2
Administrative fee + Council legal costs	£300 + reasonable legal costs	On completion of the Deed (clause 6.7.1)
Monitoring Fee	2.5% of total financial contributions (cap £10,000)	On Commencement of Development (clause 6.7.2)
BNG Monitoring Fee	£11,165 per phase	Before Commencement of each phase (clause 6.7.2)
Health Contribution	£311,844	Prior to Commencement of Development (Sch.3 §1)
Highway Contribution	£164,500	Prior to Commencement of Development (Sch.3 §1)
Public Art Contribution	Up to £90,000 (£300 × units), Index Linked	Prior to Commencement of Development (Sch.3 §1)
Waste & Recycling Contribution	£115 per residential unit, Index Linked	Prior to Commencement of Development (Sch.3 §1)
Cycle Maps Contribution	£1,000	Prior to the Occupation of the first Residential Unit (Sch.3 §2.1)
Community Building Contribution	Up to £220,000 (£740 × units), Index Linked	Prior to Occupation of the first Residential Unit (Sch.3 §2.2)
Travel Plan Monitoring Fee	£7,000	Prior to Occupation of the first Residential Unit (Sch.3 §2.3)
Rail Accessibility Contribution	£5,128	On Occupation of the 100th Residential Unit (Sch.3 §3)



Contribution	Amount / Basis	When Payable (Trigger)
Public Rights of Way (ROW) Contribution	£41,877.20, Index Linked	50% on first Occupation in South Clackers Brook; 50% on first Occupation in North Clackers Brook (Sch.3 §4)
Bus Service Contribution	Up to £360,000, Index Linked	£60,000 before Occupation of 50 units; £150,000 on 1st anniversary and before Occupation of 150 units; £150,000 (or adjusted) on next anniversary and before Occupation of 250 units; all within 5 years from first Occupation
Off-Site Play Areas Contribution (if applicable)	£144/m ² of the shortfall of the play area requirement	50% before any Occupation; 50% before Occupation of 50% of approved units (Sch.3 §6)
Play Areas Maintenance Contribution		See Appendix 2
Sports Pitches Contribution	Up to £70,800, Index Linked ($A \times 2.36 \times 10 \text{ m}^2 \times £10/\text{m}^2$)	Prior to any Occupation (Sch.3 §7)
Early Years Education Contribution	Up to £630,792, Index Linked (formula in deed)	50% before Commencement; 50% before Practical Completion of 150 units + Bond before Commencement
Primary Education Contribution	Up to £1,594,430, Index Linked (formula in deed)	50% before Commencement; 50% before Practical Completion of 150 units + Bond before Commencement
Green Travel Vouchers	£300 per unit (total up to £90,000), Index Linked	Made available on request to initial occupiers per the approved Travel Plan

Notes:

- All contributions are index linked; interest applies to late payments.
- Early Years and Primary Education totals are recalculated at Reserved Matters to reflect actual mix.

AFFORDABLE HOUSING

- **Requirement:** At least 30% of all residential units (up to 90) as affordable housing, delivered at nil subsidy.
- **Tenure Split:** 60% Affordable Rent, 15% Shared Ownership, 25% First Homes. 10% of affordable units must be adaptable.



- **Phasing:** No more than 50% of market units can be occupied until 50% of affordable units are completed; no more than 80% of market units until all affordable units are completed.
- **Design:** Affordable units must be indistinguishable from market units and integrated in clusters of no more than 15 units.
- **Nomination:** Council has 100% nomination rights for initial allocation (excluding First Homes), 75% for subsequent allocations. Local connection requirements apply.
- **First Homes:** Sold at a minimum 30% discount to eligible first-time buyers, with price and income caps.
- **Adaptable Units:** 9 adapted affordable rented units to accessible standards, with level access showers and disabled parking.

PLANNING CONDITIONS

- Surface water drainage must be operational before occupation.
- Access junctions must be completed before occupation from each access.
- Public transport and crossing infrastructure must be in place before first occupation.
- Strategic active travel link delivered prior to occupation of the 150th dwelling.
- Community facility land delivered by occupation of the 200th dwelling.
- Phasing, highways, and estate infrastructure must be sequenced and approved before reserved matters submission.
- Pre-commencement technical approvals required for arboriculture, archaeology, drainage, and management plans.

RESIDENTS MANAGEMENT COMPANY

Is to be set up to manage the public areas under the Section 106 obligations.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

£85 per square metre as within the Wiltshire Community Infrastructure Levy Charging Rate Zone 1. This rate shown be updated annually for inflation in accordance with the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors (RICS) "All in Tender Price Index" from the date of 2015 to the date of the planning permission.

UTILITIES

Details can be found in the Utilities section of the dataroom. The foul drainage will outfall into the existing Wessex Water sewer situated on the adjacent residential development known as Acorns. A foul pumping station is required to serve the development.

PHASE 2 GROUND CONDITION SURVEY

Can be found at the site specific Dataroom.



SURFACE WATER DRAINAGE

Details of the surface water attenuation features can be found within the planning documents in the dataroom. An existing surface water attenuation pond is located adjoining the Site (owned of Bloor Homes) and was delivered as part of the consented residential development known as The Acorns of Spa Road (planning ref: 18/04644/REM). This pond and associated landscape margin are excluded from the application boundary.



LETTERS OF RELIANCE

The surveys that have been carried out as part of the planning application. The Promoter will transfer where possible letters of reliance on reports and surveys that have been carried out as part of the planning application.

VAT

Bidders are to add VAT to the purchase price as the land is within a Promotional Agreement and the Landowner's will elect to register the land for VAT before the sale.

ACCESS AND RIGHTS TO THE RETAINED LAND

The Seller will retain access rights for all purposes to their Retained Land and the land in the ownership of Messrs. Cottle, their neighbour. The sale will include an Option for the Seller to acquire back for £1 all the land necessary to put an access road, footpath, cycle path and associated access corridor apparatus from the arrows marked red and green below along the road corridor to the nearest adoptable highway. Such an access corridor is to not be less than 11 meters wide. The



sale will include rights to connect to the new and existing service utility corridor and to put new service utilities corridors along the roads or in the public open space to service the Retained Land.



RANSOM STRIP

The Seller will retain a 0.5 metres wide ransom strip along the line coloured yellow on the plan above.



CLACKERS BROOK AND BOUNDARY DITCHES

The Seller will retain a right to drain into Clackers Brook along the route coloured blue above and will also retain the ownership of any boundary ditches. For avoidance of doubt the Buyer will also have a right to drain into these.

EXISTING UNDERGROUND WATER PIPE DRAINING THE RETAINED LAND

The line coloured purple on the plan above is the approximate position of an underground water pipe draining the farmyard. This is to be rerouted and laid at the cost of the Buyer.

OVERAGE

The Land is being sold with a 50% overage of the increase in value of the property, if the number of dwellings increases above 300 dwellings, or if the number of affordable units are decreased below 30% or if there is an improvement in planning consent which increases the value of the property.

RETURN OF UNSPENT S106 PAYMENTS

The Buyer is to pay back to the Seller 50% of any Section 106 payments that are refunded by the Local Authority or not spent.

TERMS

The Land is offered for sale by Informal Tender. Bids are to be submitted by 1:00 pm on **Thursday 5th November 2026 to George Paton at Paton Land Limited by email**. Bids are to, if possible, exclude conditionality and to be to purchase the land subject to outline planning permission.

CONTACT

George Paton, Paton Land Limited. Telephone number 07768 038943 or george@patonland.co.uk

LEGAL COSTS

The chosen buyer will be required to give a legal undertaking for £30,000 plus VAT to cover the Seller's abortive legal fees if any of the following circumstances occur:

- the buyer reduces the price; or
- the agreed Heads of Terms are altered

or the deadlines set out in the Heads of Terms are missed resulting in the Seller pulling out of the sale.

DATAROOM

A site specific dataroom can be found at

https://1drv.ms/f/c/074b5947faec435d/IgDdPjmdUnSBQYp1RTIO1t4_AYo00EyLfwzcx4FJrWNN5KQ?e=N6v35J

[Dataroom Melksham 300](#)



VIEWINGS

The Land may be viewed at any time in daylight hours with a copy of these particulars in hand.



DATE OF PREPARATION OF THE BROCHURE 21st SEPTEMBER 2026