

## APPENDIX I – List of Assets

Wiltshire Council

Cabinet

07<sup>th</sup> November 2017

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### SITE DETAILS

#### SITE 1.

**Nomansland(near Salisbury) – Land at School Road (SP5 2BX).**

**UPRN –**

#### **Brief description:**

The land has a total area of approximately 557 square metres. It is largely backland which is a mixture of scrub and parking for Nos. 5-8 School Road. These are all former council houses which have been sold under right to buy. Access is via a narrow gravel track off School Road and is subject to a right of way in favour of the property to the north.

#### **Self-build / Custom-build considerations:**

The site is not suitable for a custom/self-build plot, as there are too many access and legal constraints. It may be suitable if the land is incorporated with land adjoining; outside of Wiltshire Council ownership.

#### **Recommendation:**

That the freehold interest be sold on the open market.

#### **Location Plan – Site Extent Subject to Survey (Not to Scale)**



## **SITE 2.**

### **Trowbridge – Land at Frampton Court**

**UPRN – 08107S1**

#### **Brief description:**

The land has a total area of approximately 40 square metres. It is former verge adjacent to but not within the highway which has been taken in as access for new dwellings which have been constructed to the south.

#### **Custom-build / Self-build considerations:**

The site is not suitable for a custom/self-build plot, given the size of the plot.

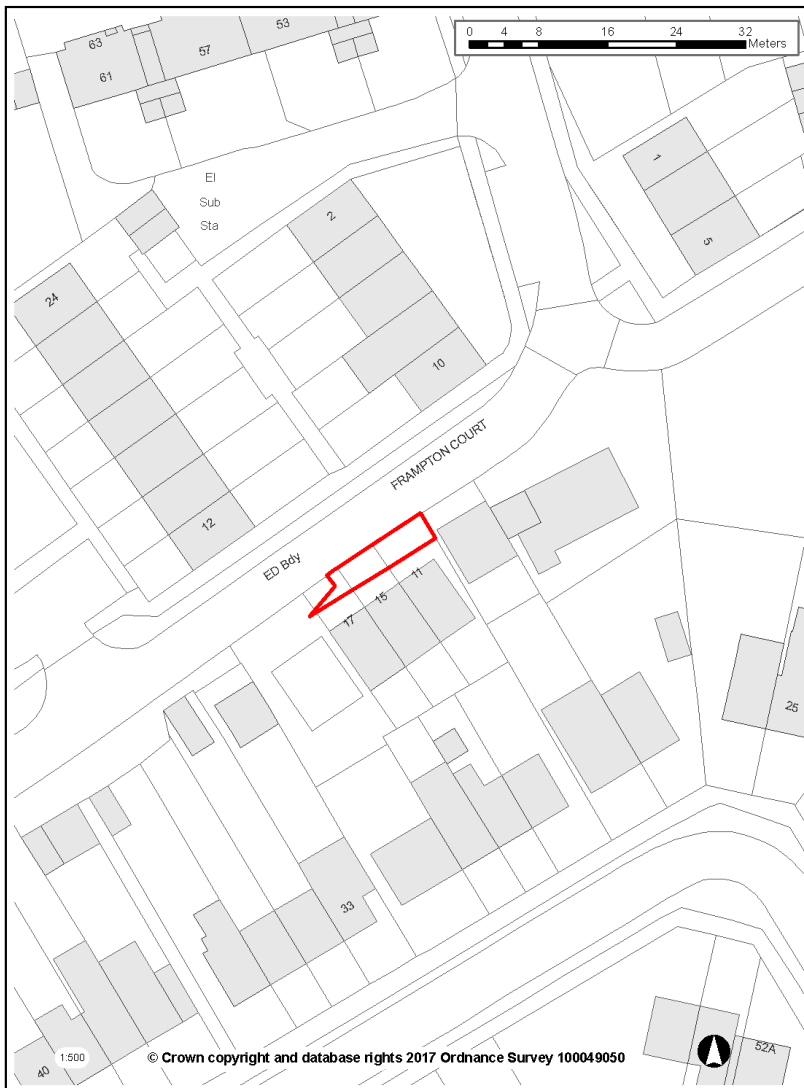
#### **Recommendation:**

That the freehold interest be sold to the owner of the new dwellings to the south.

#### **Location Plan – Site Extent Subject to Survey (Not to Scale)**



#### **Land at Frampton Court, Trowbridge**



**SITE 3**

**Warminster – Chapmanslade – Land to the rear of 102 High Street**

**UPRN – 20359S1**

**Brief description:**

The property comprises an area of approximately 0.1 ha of vacant land within the village of Chapmanslade which lies to the rear of residential development and is accessed via a private shared driveway which is also in Wiltshire Council ownership. The property was historically used as a drainage field for nearby Council houses which are now all in private ownership and connected to mains drainage. The property currently sits within the settlement boundary and positive pre-planning application advice has recently been received for the construction of a single dwelling.

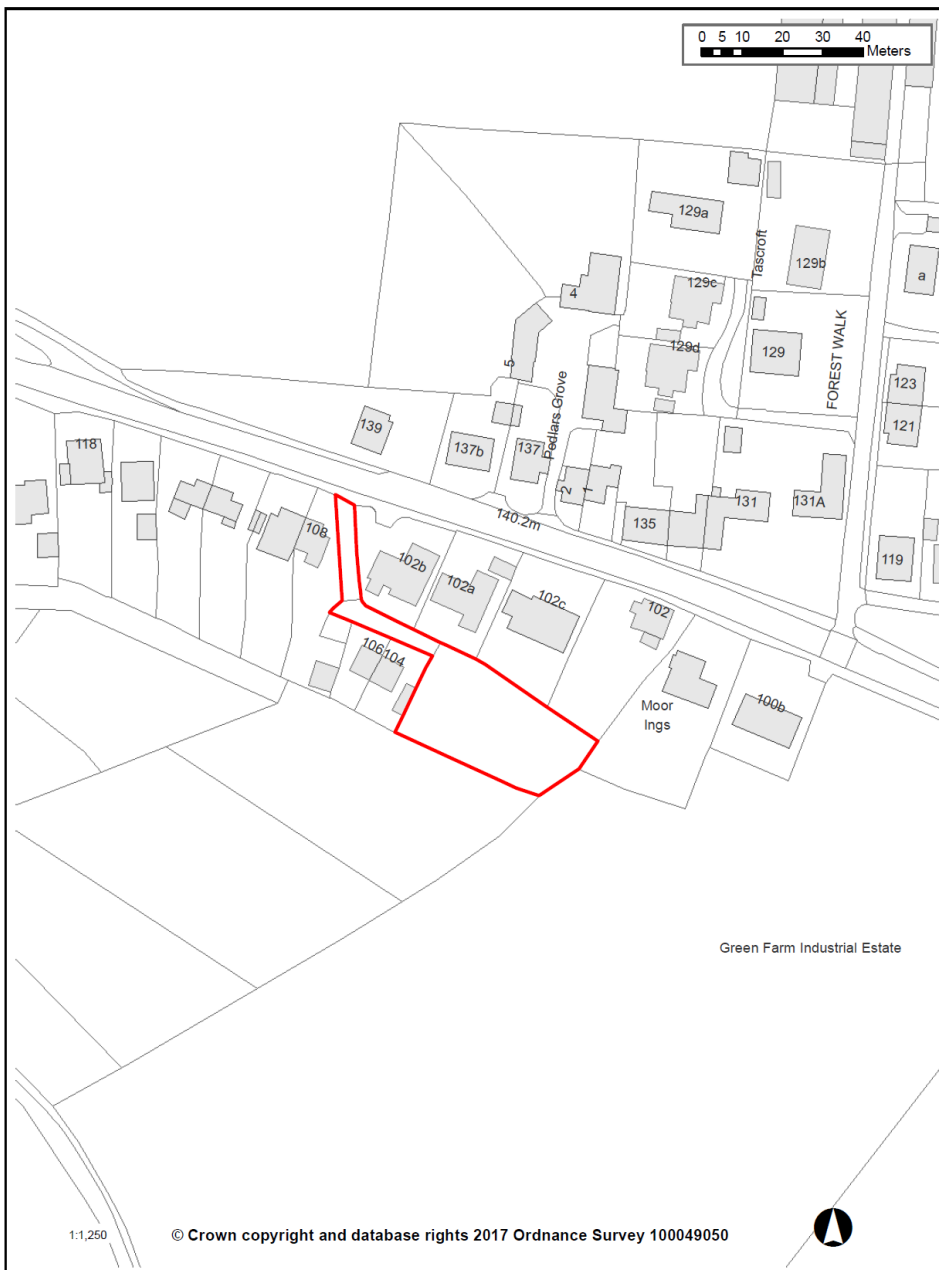
**Custom-build / Self-build considerations:**

This site is potentially suitable for a custom/self-build plot.

**Recommendation:**

Obtain an outline planning permission for residential development and dispose of the site on the open market.

**Location Plan – Site Extent Subject to Survey (Not to Scale)**



## **SITE 4**

### **Corsham – Martingate Centre**

**UPRN – 10327S1**

#### **Brief description:**

The site is currently let to Martingate Centre Limited by way of two 150 year leases, the tenant has requested the freehold purchase of the site. Freehold disposals will be based on:

- Practical completion of a scheme of redevelopment
- An unfettered freehold title being sold (no overage provisions to be applied)
- Open market value being paid, to reflect both special purchaser relationship and future hope value
- The car park being retained by Wiltshire Council, likely by way of long lease

The Council have a revenue pressure of £26k following the sale, but will be in receipt of a capital sum.

#### **Custom-build / Self-build considerations:**

This site is not potentially suitable for a custom/self-build plot.

#### **Recommendation:**

To proceed with sale to Martingate Centre Limited, subject to the conditions above.

#### **Location Plan – Site Extent Subject to Survey (Not to Scale)**



## **SITE 5**

### **Tisbury – Former Sports Centre**

**UPRN** – 01252S3

#### **Brief description:**

The former sports centre is currently vacant, with all functions moved over to the Nadder Centre post completion of the redevelopment. The site was allocated as a wildflower meadow as part of the Nadder Centre redevelopment, although this was an enhancement of the biodiversity of the overall site. Pre-application advice has been obtained and a residential develop is more considered favourable, principally due to highway reasons, and the site is proposed to be included within the revised settlement boundaries (currently under consultation).

#### **Custom-build / Self-build considerations:**

This site is potentially suitable for a custom/self-build plot, although the requirement is for serviced plots and this would require the infrastructure being put in place before individual plots can be sold.

#### **Recommendation:**

That the freehold interest be sold, subject to the ecology planning obligation being resolved / satisfied.

#### **Location Plan – Site Extent Subject to Survey (Not to Scale)**

