

Land at Semington

High Street, Semington, Wiltshire BA14 6JS

Strategic Development Opportunity

July 2026

Executive Summary

JLL is delighted to present a strategic development opportunity in Wiltshire:

- Greenfield site extending to **8 acres** (3.23 Hectares)
- Situated in a desirable village location with **strong connectivity**
- Located within the Local Authority of Wiltshire, who have recently withdrawn their local plan
- **Freehold** interest of the entire site available
- For sale by **Informal Tender**



Proposal

Offers sought on an Unconditional, Subject to Planning, Option or Promotion basis.

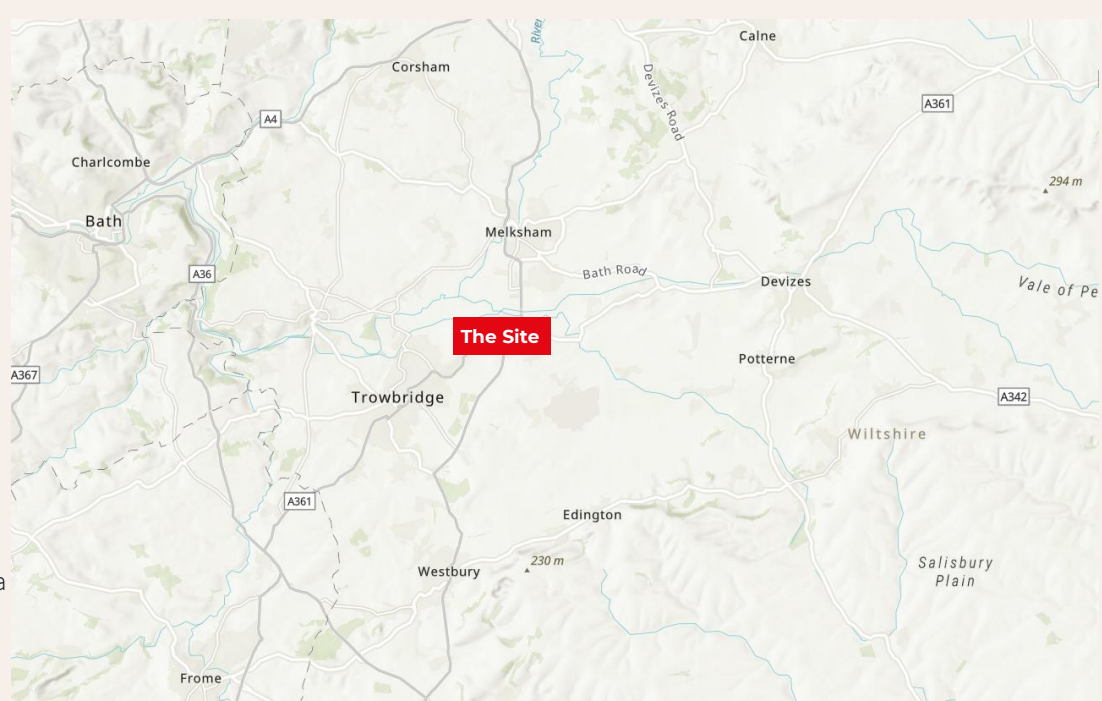
Land at High Street, Semington



*Indicative Red Line Boundary

Location

- Located in the village of Semington, Wiltshire, the site offers a blend of rural charm and convenient accessibility just c.2 miles south of the historic market town of Melksham and c.12 miles south-east of Bath.
- The A350 and A361 are in close proximity to the site connecting Melksham to the north and Trowbridge to the south. The A350 connects the site to Junction 17 of the M4 situated c.13 miles north.
- The nearest railway station is located in Trowbridge which provides services to Bristol and the wider national railway network. The nearby bus stop offers regular local bus routes and a direct service to Bath.
- The site is situated on High Street, within walking distance of key village services including St George's CofE Primary School and village hall. Further education provision is situated in nearby towns of Melksham and Trowbridge.



Connectivity

By car from BA14 6JS:

Destination	Journey Time
Trowbridge	8 minutes
Melksham	8 minutes
Bath	30 minutes
M4 Junction 17	30 minutes





Description

The site comprises an undeveloped agricultural parcel of land, with some trees and hedgerows along the northern, southern and (parts of) the western boundaries. The site covers a gross area of approximately 8 acres (3.3 hectares).

The site is accessed from High Street on its western boundary. The opposite side of High Street is comprised of residential streets and some employment units known as Turnpike Estate. A bus stop is also located immediately adjacent to the western boundary, which provides services to Chippenham (north) and Frome (south).



Planning and Feasibility

A detailed updated planning note produced by JLL's planning team is available in the data room.

Local Plan Status: Wiltshire Council was preparing a new Local Plan, known as the 'Wiltshire Local Plan (2020 – 2038)', which was submitted for examination in November 2024. However, following critical issues identified by Planning Inspectors during the Examination Period, the Council formally withdrew the Local Plan in May 2026. The Council has confirmed that work will commence on a new Local Plan under the Government's revised plan-making process, with details expected during the Summer. The new plan will need to accommodate significantly increased housing delivery targets of 3,525 dwellings per annum (up from 1,917 dpa).

Planning History: The site has a varied planning history with a number of consents and applications, the most recent being the 'Erection of a 60-bed care home and 18 extra care suites, shop, access and parking' which was approved in 2011. However, the permission was not implemented and is considered to have now elapsed.

Pre-Application Engagement: A request for pre-application advice was made in June 2023 supported by a 'Design Booklet' prepared by Harris Irwin Architects providing options for a C2/C3 residential scheme. Please see adjacent 'Indicative Pre-Application Scheme Designs'. A formal pre-application response letter was issued by Wiltshire Council on 11 December 2023. Further information is available in the data room.

Development Feasibility: An indicative design feasibility exercise has been undertaken by Pad Design to consider a potential residential led scheme layout. The adjacent indicative 63-unit scheme provides context as to the potential scale and density of a residential scheme.

Site Constraints: The site does not sit within a Conservation Area. Much of the site is at no risk to flooding, however a very small portion of the south of the site comprises medium (Zone 2) and small levels of high risk (Zone 3) flood zone. Two public footpaths pass through the site currently, SEMI15 from the southwest corner towards St George's Church, and SEMI16 along the northern boundary.



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Data room

An information pack has been compiled to assist purchasers in formulating their proposal for the site. Please contact JLL for access.

Viewings

Viewings are to be arranged strictly through the sole agents JLL only. Please contact the selling agents to arrange a viewing.

Tenure

The site is held Freehold. Further details and title information is available within the data room.

VAT

The Property is not elected for VAT.

AML

In accordance with Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the Vendor on the source of funds used to complete the transaction.

Services

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage and should rely on their own enquiries.

Legal Costs

Each party will be responsible for their own legal costs in connection with the purchase.



Method of Sale

The site is to be sold via informal tender and offers will be invited on an unconditional, Subject to Planning, Option or Promotion basis.

Offers should be submitted electronically to Will Botsford, George Killen and Laura Pollard at JLL.

Purchasers will be required to complete a Bid Proforma and will be asked to explicitly state their assumptions in producing their offer.

A bid date will be set during marketing and circulated to all interested parties. The bid proforma will be made available during the marketing period.

Please note that JLL and its client are under no obligation accept the highest or indeed any offer. They reserve the right to interview prospective purchasers and seek best and final bids, if necessary.

Southern Development & Regeneration

Land

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