



LAND AT BACK DROVE

Livery Road, West Winterslow SP5 1RG



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An excellently situated parcel
of land within the village of
West Winterslow, benefitting
from planning consent for the
construction of four new
terrace dwellings.

Planning Application:
20/11028/FUL (wiltshire.gov.uk)

Two end of terrace, three-bedroom dwellings extending
to approximately 983 sq.ft. (91.32 sq.m.)

Two mid-terrace, two-bedroom dwellings extending to
approximately 834 sq.ft. (77.48 sq.m.)

Offers in excess of £450,000

Stockbridge 10.8 miles | Salisbury 7.4 miles
London Waterloo from Salisbury 1 hour 30 mins
(Mileages are approximate)



LAND AT BACK DROVE

- A rare opportunity to acquire a parcel of land in the centre of the village of West Winterslow.
- Consent has been granted to build four new residential dwellings under 20/11028/FUL.
- The Land at Back Drove offers a generous plot of 0.23 acres (0.09 hectares).
- The planning allows for two mid terrace two-bedroom dwellings and two end of terrace three-bedroom dwellings with carports at either end. The dining rooms and living rooms are open plan, encompassing the modern style of family living.
- Each dwelling comprises an en suite master bedroom.
- The dwellings sit in the centre of the plot, allowing for outdoor garden space and a privately owned driveway.
- Please note, that under the planning consent, 20/11028/FUL:
 - The development must have begun before the expiration of three years from the date of the permission (19th January 2024).
 - A nitrate mitigation sum of £30,475 will be payable to the Council as a contribution towards the Nitrates Mitigation Scheme.

SITUATION

- The Land at Back Drove is situated in the attractive village of West Winterslow, surrounded by beautiful countryside.
- Within 10 miles is the cathedral city of Salisbury, offering access to restaurants, shops, sports, medical and educational facilities.
- There is a mainline station in Salisbury providing access to London Waterloo in approximately 1 hour 30 mins.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property

Services

There are currently no services to the site.

Mobile Phone Coverage

Likely according to Ofcom

Broadband Coverage

41 Mbps could be available according to Ofcom

Tenure

Freehold with vacant possession.

Construction

There are no buildings on the land currently.

Local Authority

Wiltshire Council

Postcode

SP5 1RG

Directions

From Stockbridge take the A30 towards Salisbury. After approximately 7.2 miles turn left to stay on the A30. After 1.3 miles, turn left at the crossroads and left again after 0.5 mile onto The Street/Livery Road. After approximately 1 mile, turn right onto Back Drove and the land will be located on your right-hand side.

From Salisbury take the A30 towards Stockbridge. After approximately 2.6 miles, turn right onto Firs Road, just before you reach the Salt Deli Kitchen. Follow Firs Road / The Street / Livery Road into the village of West Winterslow. Turn right onto Back Drove and the land will be located on your right-hand side.

Parking

As part of the planning permission parking is available on site for each of the dwellings.

Planning

Planning reference: 20/11028/FUL Wiltshire Council Planning Website



///pirate.goose.fights

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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NB: These particulars are as at October 2024.



IMPORTANT NOTICE

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