



RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)

LAND SOUTH OF WEST STREET, GREAT SOMERFORD

Approximately 1.01 acres (0.41 hectares) with permission in principle for two dwellings

Carter Jonas

APPROXIMATELY 1.01 ACRES (0.41 HECTARES) WITH PERMISSION IN PRINCIPLE FOR TWO DWELLINGS

LOCATION

The property is situated on the western side of Great Somerford, a popular village within Dauntsey Vale, with direct road frontage onto West Street.

Great Somerford is strategically positioned to the north of the M4 Motorway joining London to Bristol and located approximately 12-miles west of Swindon and approximately 6-miles northeast of Chippenham.

The historic market town of Malmesbury lies approximately 3.5 miles to the north-west and provides a comprehensive range of everyday amenities. The town is well served by national retailers including Waitrose and Co-op, complemented by an excellent selection of independent shops. Its vibrant high street offers an attractive mix of cafés, public houses, restaurants and local services.

Malmesbury benefits from a strong educational provision, with a number of well regarded primary schools and the highly rated Malmesbury School secondary academy. Leisure and recreational facilities are centred around The Activity Zone, which includes a swimming pool, gym and sports facilities, together with extensive open spaces, riverside walks and a variety of sporting clubs.

The town is renowned for its rich historic character, focused on the landmark Malmesbury Abbey, and supports a thriving community with regular markets and events.

Malmesbury also serves as an important local employment hub, most notably as the location of Dyson's global headquarters at Tetbury Hill.

Swindon is a regional settlement and employment hub, providing an extensive range of services and facilities including shops, restaurants, banks, sports centre, retail parks and supermarkets.

Facilities in Great Somerford include Somerfords' Walter Powell CofE Primary School, a general store, post office and a public house.

PROPERTY

The property extends to approximately 1.01 acres (0.41 hectares) and comprises of pastureland with a number of mature trees.

The property benefits from frontage onto West Street to the north, from which access is provided. To the east lies an existing residential property, with further pastureland to the south. To the west the property adjoins a small block of woodland, beyond which is a further residential property.

The topography of the property is broadly level.

PLANNING

The Local Planning Authority is Wiltshire Council.

The property benefits from a permission in principle (planning reference PL/2023/06033) for the development of up to two dwellings.

REGISTERED TITLE

The land is registered with the Land Registry under title number WT217317.

LOCAL AUTHORITY

Wiltshire Council (www.wiltshire.gov.uk)

FURTHER INFORMATION

An information pack has been prepared to accompany these particulars and includes all relevant planning, and legal information, as well as a bidding guidance.

METHOD OF SALE

The opportunity is offered for sale freehold with vacant possession via private treaty with unconditional and subject to planning offers sought.

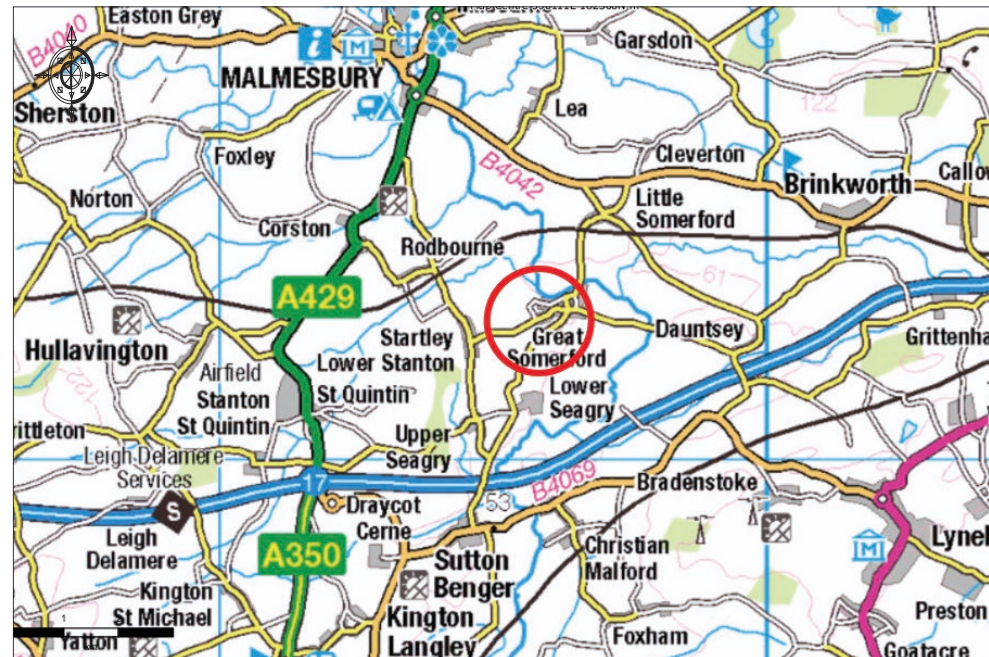
VIEWING

The property may be viewed from the highway. Parties wishing to walk the site should arrange an appointment with Carter Jonas.

Particulars prepared May 2026.







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IMPORTANT INFORMATION

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