

FREEHOLD SITE FOR SALE

27 Wilcot Road, Pewsey, Wiltshire SN9 5EH

Carter Jonas



VACANT POSSESSION

RESIDENTIAL DEVELOPMENT OPPORTUNITY

PLANNING

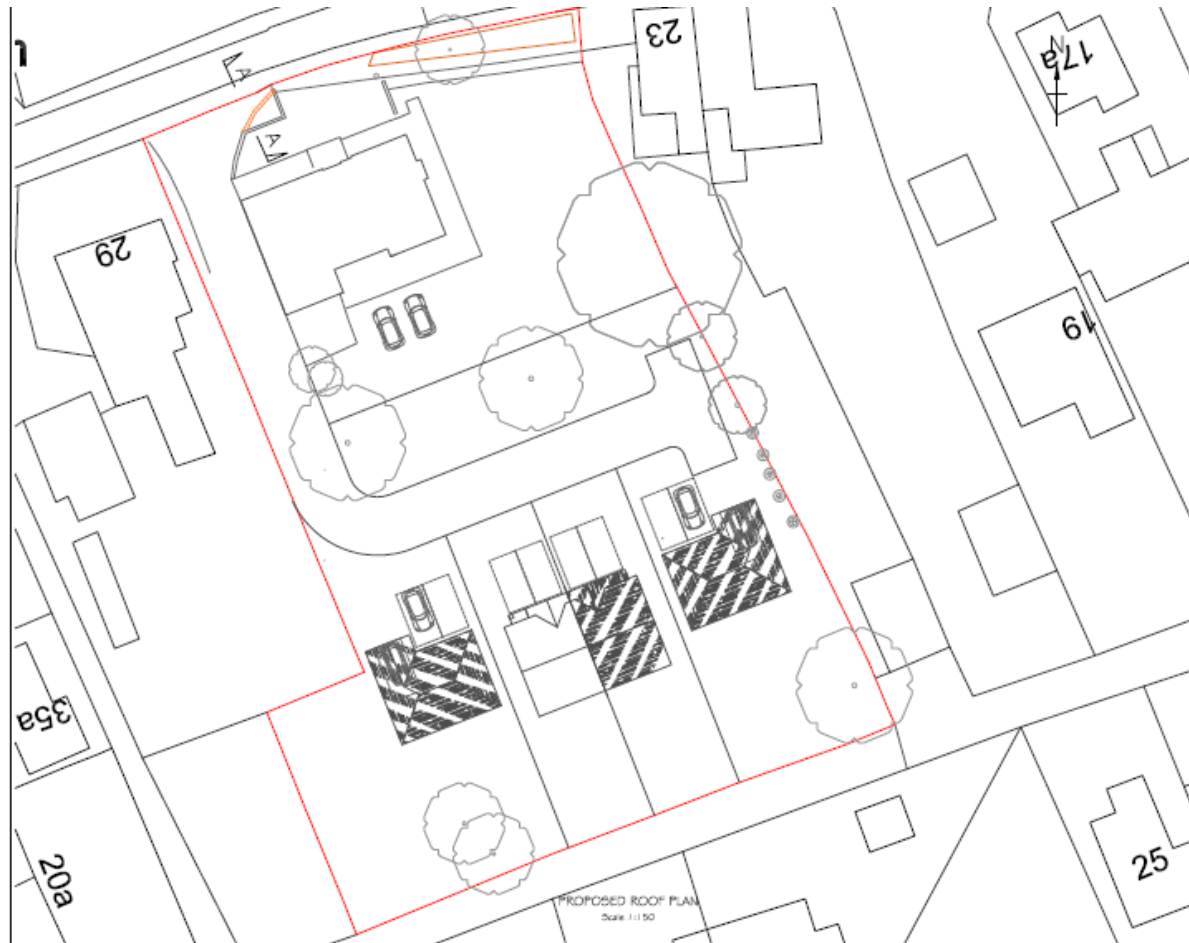
The site has the benefit of outline consent for 4 no. dwellings , comprising two detached a semi-detached block, car parking and associated works. (access only).

Approximate Gross External Areas: Detached Dwellings—140 sq m / 1,506 sq ft and Semi-detached Dwellings—110 sq m / 1,184 sq ft.

Consent was granted 3 March 2023 , full planning consent can be viewed on the Wiltshire Planning Portal —P L/2022/07562.

A reserved matters application is in the process of being submitted, further details on application to the selling agents..

Interested parties are advised that they need to make own enquiries direct with Wiltshire Council Development Management (East) Team—01225 770344.



LOCATION

Pewsey is a large attractive village set within the Vale of Pewsey. The village offers excellent amenities including a doctors' surgery, dentist, sports centre with swimming pool, post office, public houses and churches of various denominations. The village has the particular advantage of a railway station with services to London Paddington (approximately 1 hour 10 minutes).

The market towns of Marlborough (6 miles), Hungerford (14 miles) and Devizes (13 miles) are close by, whilst the larger centres of Salisbury (23 miles), Newbury (24 miles) and Swindon (19 miles) are within easy travelling distance. The M4 motorway lies to the north with the A303 / M3 to the south

DESCRIPTION

The Property is in a residential area within the village of Pewsey on the one way road known as Wilcot Road. The property is within easy access to the village amenities, school and railway station.

The property comprises a large unmodernised detached family home comprising 4 reception rooms, kitchen, four bedrooms and a family bathroom.

The site comprises 0.7 acres (0.283 hectares), as shown edged red on the attached site plan. The site is currently a level large mature garden.

FOR IDENTIFICATION PURPOSES ONLY



Wilcot Road, Pewsey, SN9

Approximate Area = 2307 sq ft / 214.3 sq m
For identification only - Not to scale



TENURE & TENANCY

Freehold sale.

27 Wilcot Road will be sold with vacant possession.

EPC

The EPC will be made available on application

LISTING

The property is not listed and not within the Pewsey Conservation Area.

SERVICES

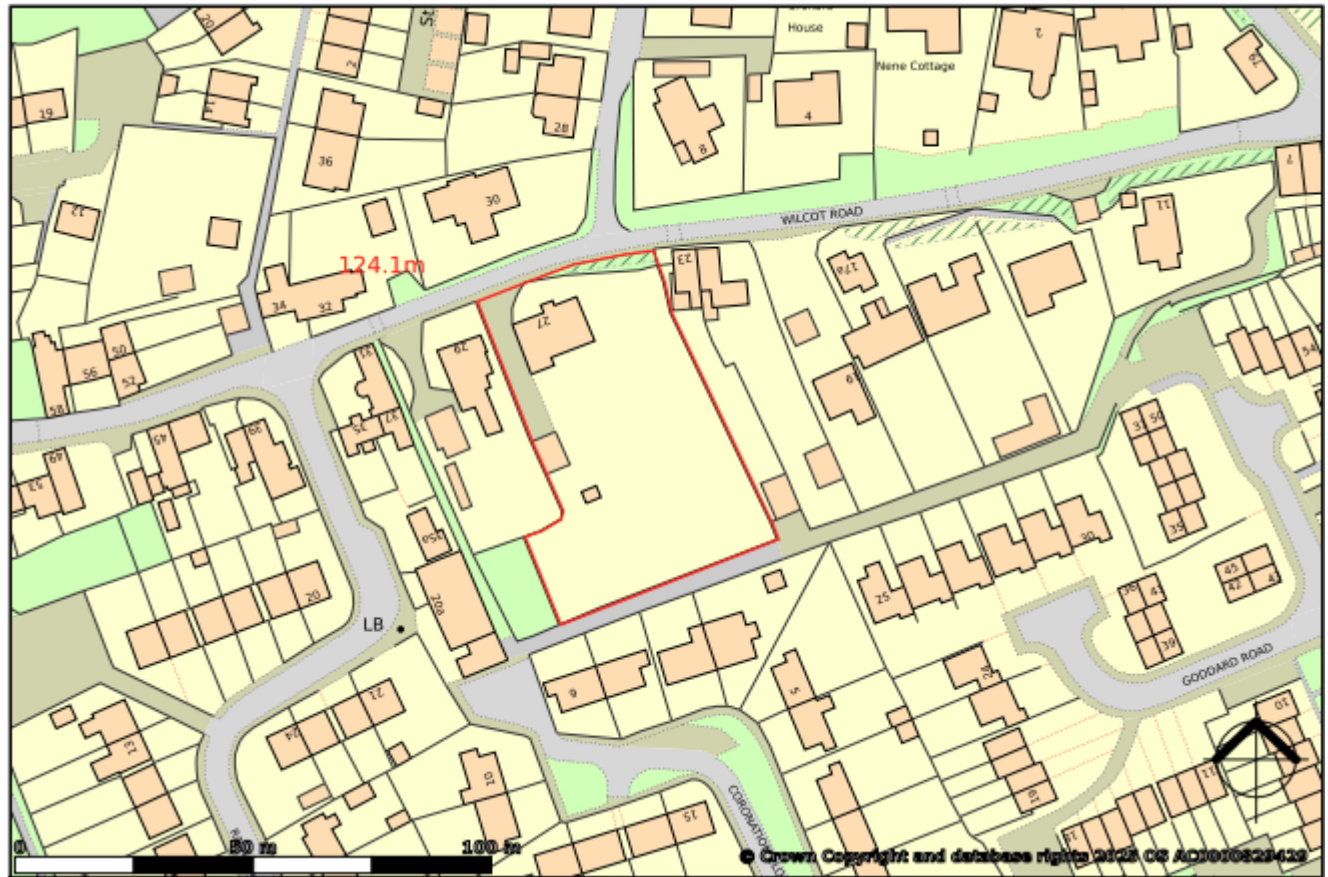
The plot is fully serviced with mains service connections from the existing supply to the current dwelling. Full details upon request.

PROPOSAL

We are instructed to seek offers for the freehold interest.

Whilst it is the preference of the Vendor to sell the property as a single lot offers would be considered for the existing residential property or the development site in isolation.

VAT is not payable on the sale price.



VIEWING & FURTHER INFORMATION

All viewings should be made through the sole agents Carter Jonas 01225 747260.

Colin Scragg

01225 747268 | 07974 399432
colin.scragg@carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

Nicholas Spencer

01672 519719 / 07799 581303
nicholas.spencer@carterjonas.co.uk
93 High Street, Marlborough SN8 1HD

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent

Carter Jonas