



DEVELOPMENT AT,
HILMARTON

Carter Jonas

DEVELOPMENT AT HILMARTON, SN11 8SH

DESCRIPTION

A rare opportunity to acquire a versatile residential development site combining immediate accommodation with significant future potential. Benefitting from full planning permission for the construction of one four-bedroom detached family home and one five-bedroom detached family home, the site presents an attractive proposition for developers, investors and owner-occupiers alike.

The existing accommodation comprises a three-bedroom detached house, set within its own garden and offering excellent scope for modernisation and enhancement, together with an adjoining one-bedroom annexe presented in good decorative order and suitable for a variety of ancillary or income-generating uses, subject to any necessary consents.

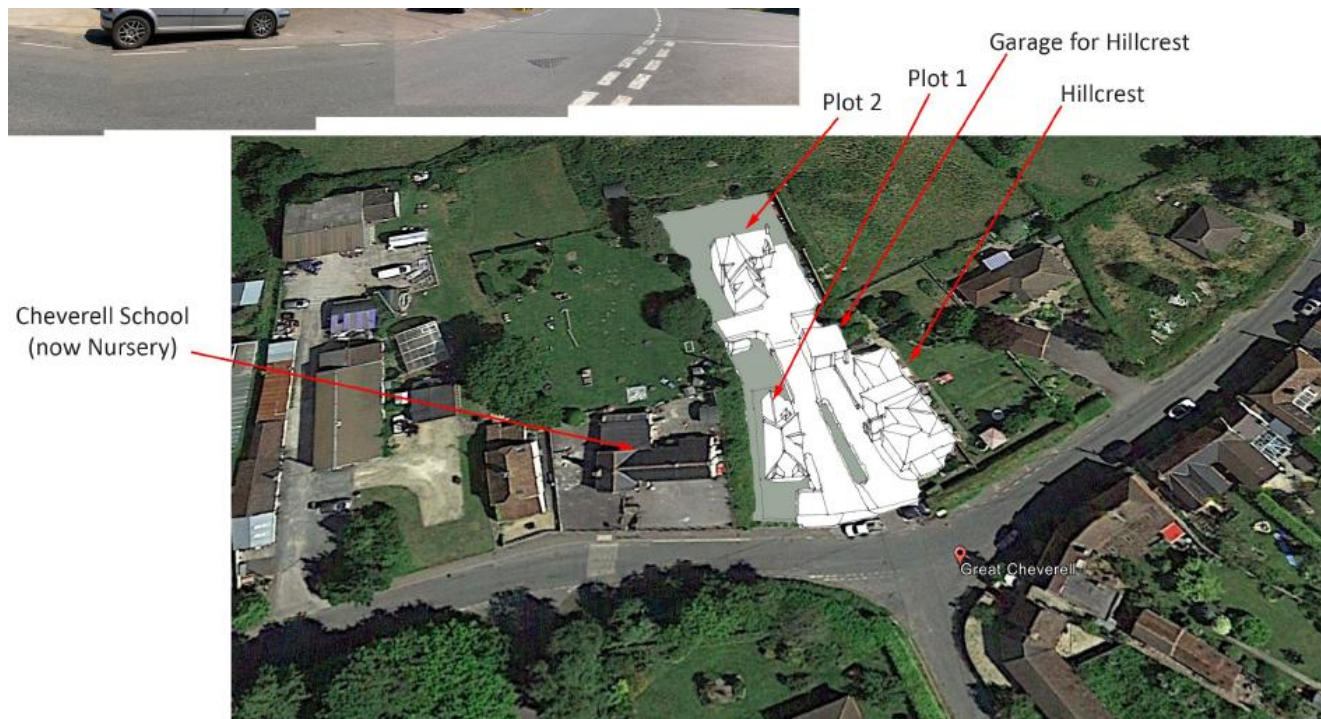
The approved consent creates the opportunity to deliver two substantial family homes in a sought-after setting, while the existing dwelling and annexe provide flexibility for occupation, refurbishment or rental during the development process.

The combination of a consented development opportunity, an established residential asset and the potential to create a high-quality scheme makes this a compelling proposition in a desirable location.

The site is offered for sale with the benefit of planning permission (PL/2024/09776). Further information, plans and supporting documentation are available from the selling agents upon request.

Please note that a CIL payment of £27,482.79 is due on the development site. There is an additional paddock available under separate negotiation.

AN ATTRACTIVE VILLAGE HOUSE AND ANNEXE ALONGSIDE A FORMER GARAGE AND DEVELOPMENT SITE WITH APPROVED PLANNING PERMISSION (PL/2024/09776) TO BUILD TWO NEW HOMES, SET IN THIS PRIME VILLAGE LOCATION.



GUIDE PRICE: £1,200,000

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

HW
3.9.2024

Text

1.2m post & rail fence with native species hedgerow planting

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Access to Hillcrest approved under PL/2023/06321 in 2023

Kytes Garage, High Street, Great Cheverell, Devizes. SN10 5XR

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Site layout

MATHEWSON WATERS ARCHITECTS

1:200 @ A3

24011-110C

The Old Surgery
Crowle Road, Lambourn
Berkshire RG7 8BN
www.matthewsonwaters.co.uk
01493 791111
© MATHEWSON WATERS ARCHITECTS

RIBA



SITUATION

The site is located in the heart of the village of Great Cheverell. This thriving village is perfect for families and has a range of amenities including an outstanding primary school Holy Trinity, excellent nursery, a public house, an active village hall and a church. The historic market town of Devizes is some five miles north with a wider range of facilities including town centre shopping, a leisure centre with swimming pool, museum, theatre and thriving weekly market. The renowned Dauntsey's and Lavington schools are in the neighbouring villages of West Lavington and Market Lavington. The major centres of Bath, Swindon, Salisbury and the county towns of Trowbridge, Chippenham and Marlborough are all within a thirty mile radius, with the further benefit of mainline railway stations situated in Westbury, Pewsey and Chippenham.



Classification L2 - Business Data





G.I area =202m2

FIRST FLOOR PLAN

Obscure-glazed up to a height of 1.75m above floor level, and casements are to be fixed shut.

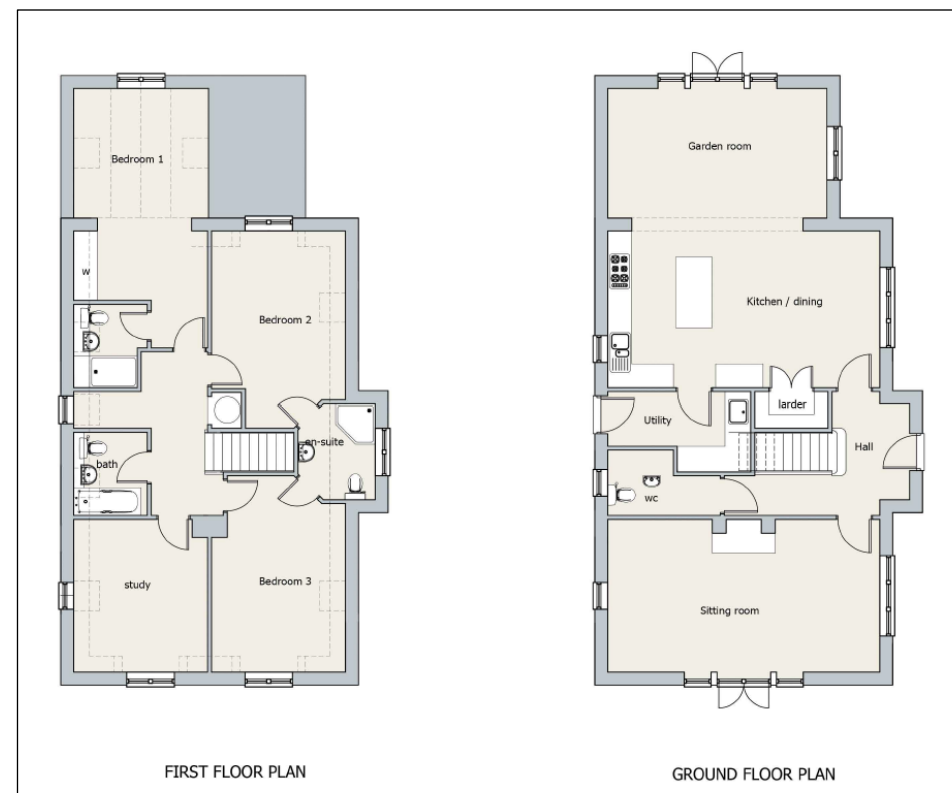
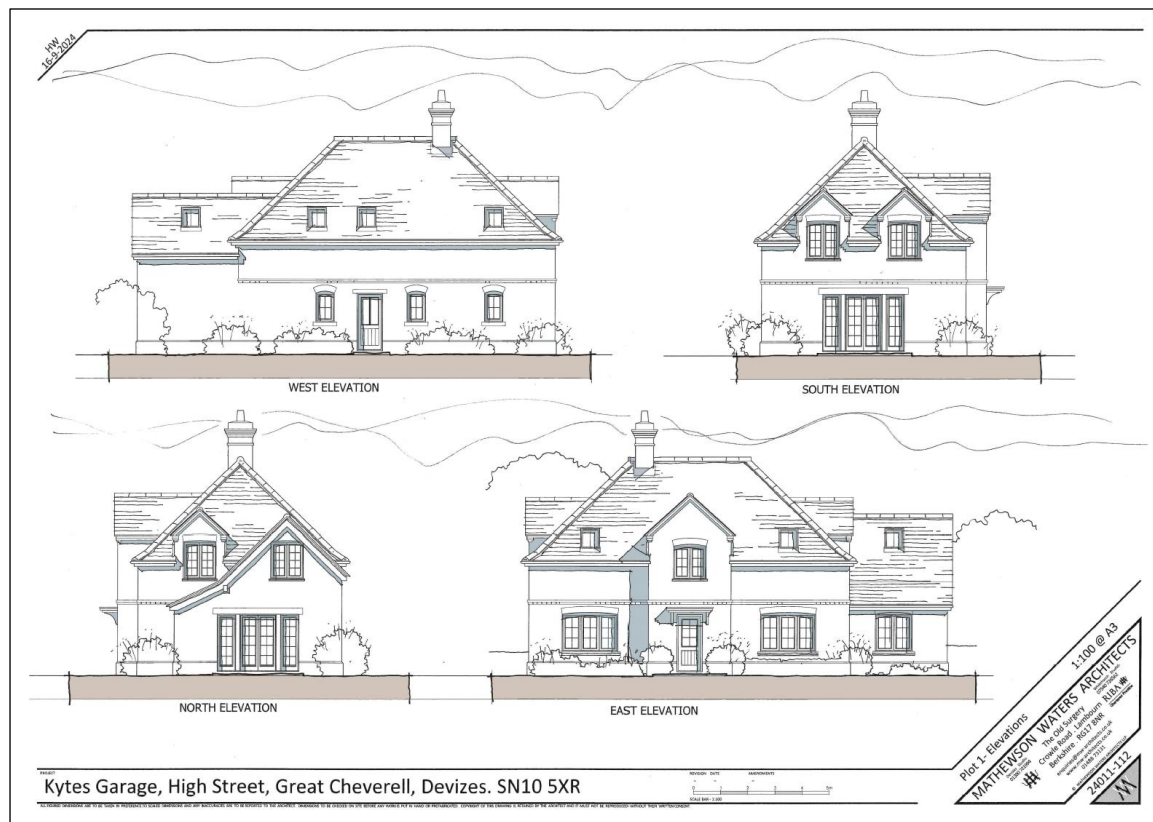


GROUND FLOOR PLAN

House 1, is a slightly larger property based around a central hallway from which all the main rooms are accessed. To the right is an open plan kitchen with dining space. There is a separate sitting room and study, as well as a utility and cloakroom. Upstairs there are five bedrooms, two of which are ensuite and a main family bathroom.

Accommodation is 2174 square feet.

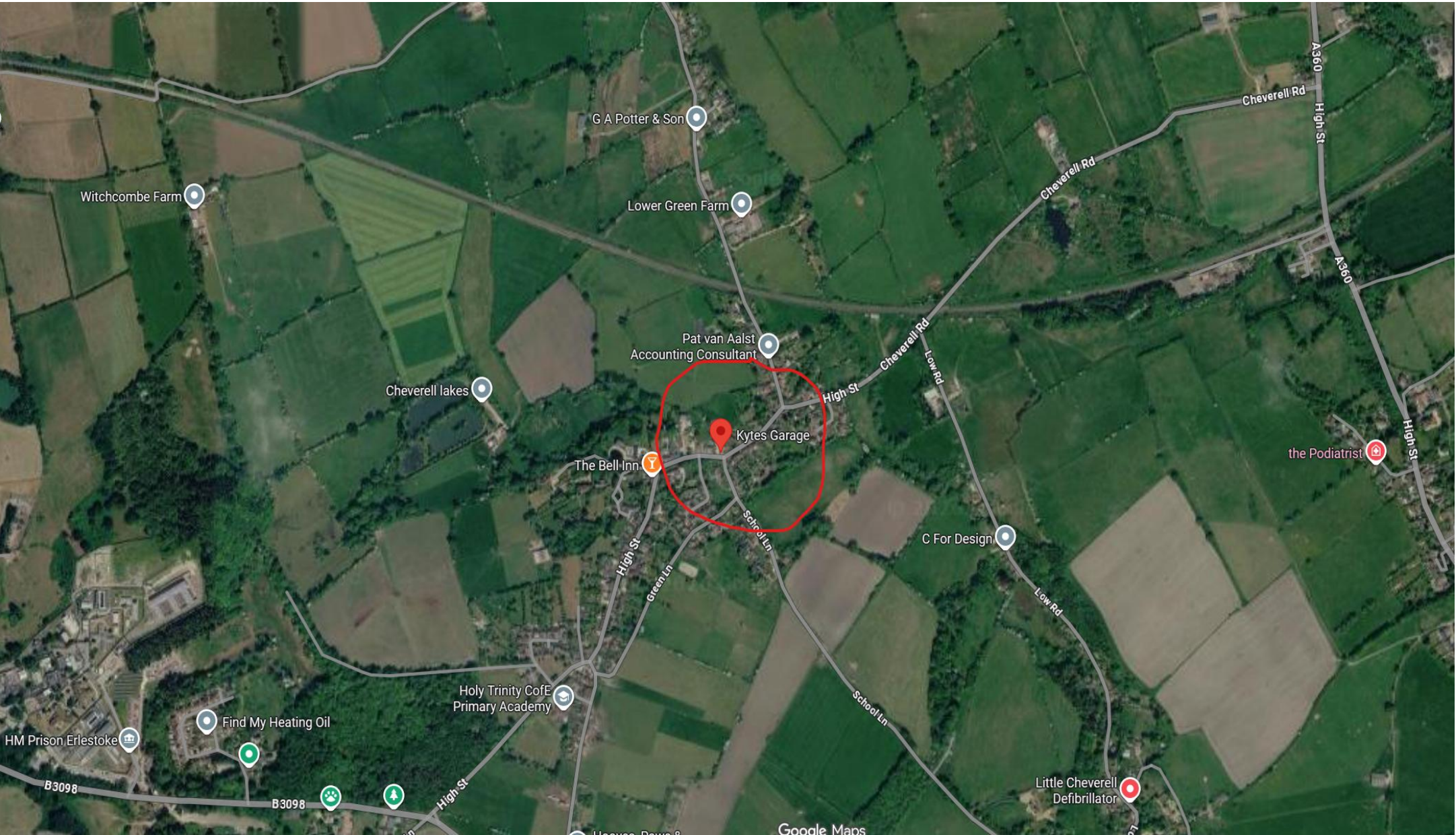


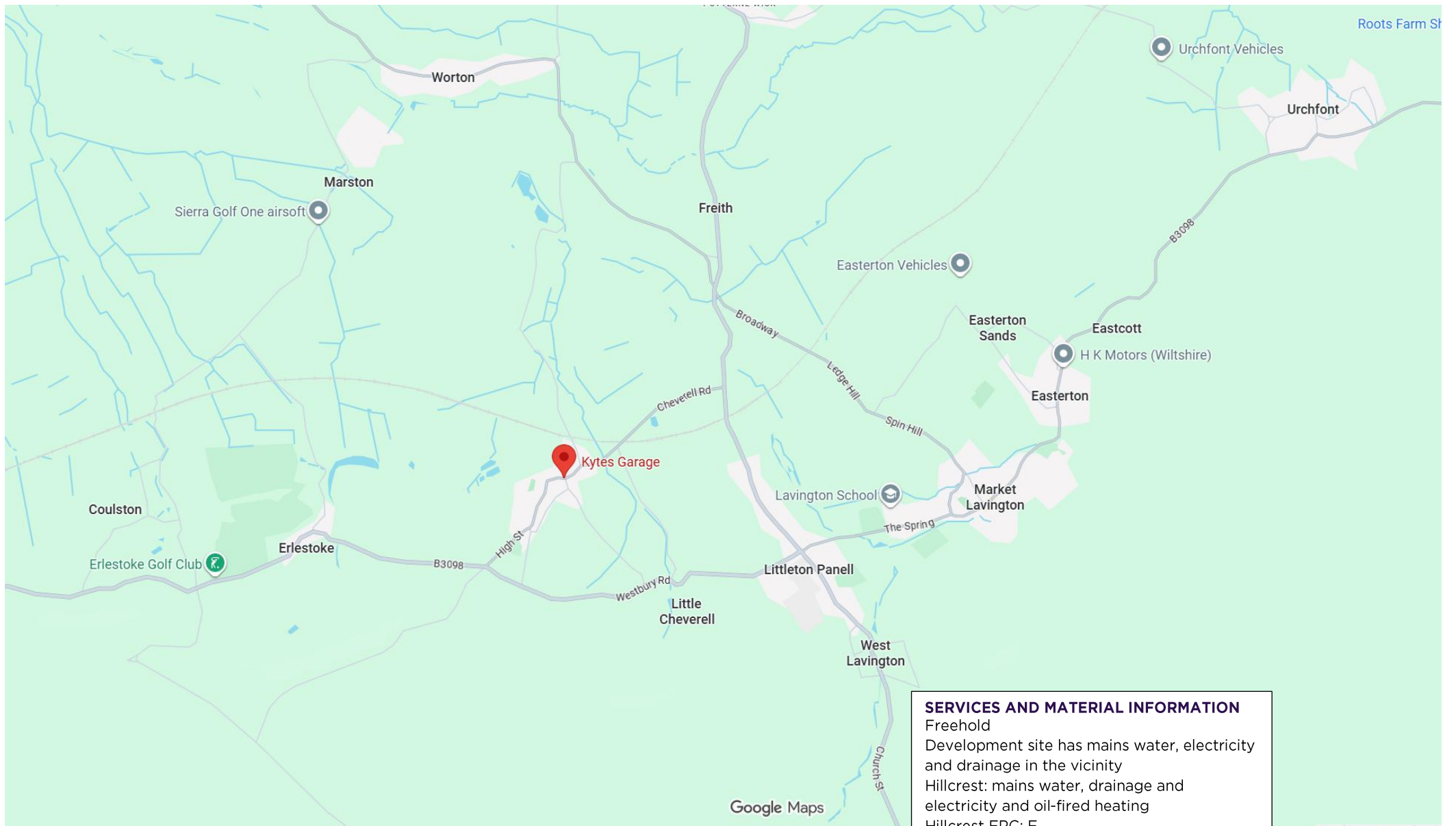


HELEN TO CHANGE

House 2, is based around the central hallway. there is an open plan kitchen with dining space and adjoining garden room and a large living area. There is also a utility room and cloakroom. Upstairs are four bedrooms, with the principal bedroom being ensuite. Bedroom two and three have a jack and jill bathroom and a family bathroom services the remaining bedroom.

Accommodation is 2023 square feet.





SERVICES AND MATERIAL INFORMATION
 Freehold
 Development site has mains water, electricity and drainage in the vicinity
 Hillcrest: mains water, drainage and electricity and oil-fired heating
 Hillcrest EPC: E
 Hillcrest Council Tax: E
 Annexe Council Tax: A

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 93 High Street, Marlborough, SN8 1HD

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Classification L2 - Business Data