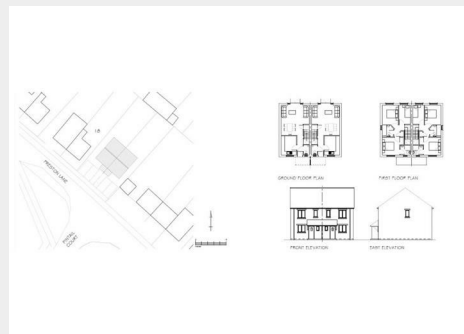


Building Plot @, Preston Lane, Lyneham, Wiltshire, SN15 4AR

Auction Guide Price +++ £95,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MAY LIVE ONLINE AUCTION
- FREEHOLD BUILDING PLOT
- PLANNING IN PRINCIPLE (PIP)
- 2 X 3 BED HOUSES | GDV £700K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE with PLANNING GRANTED to erect a scheme of 2 X 3 BED SEMI DETACHED HOUSES with a GDV of £700,000

Building Plot @, Preston Lane, Lyneham, Wiltshire, SN15 4AR

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Land Adjacent to 18 Preston Lane, Lyneham, Wiltshire SN15 4AR

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30
Registration Deadline is on Monday 12th May 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A Freehold parcel of land formerly gardens at 18 Preston Lane - circa 0.1 acres
Sold with vacant possession.

Tenure - Freehold

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

PLANNING GRANTED | GDV £700,000

Planning in principle (PIP) has been granted to erect a scheme of 2 x 3 bedroom semi detached houses with garden and parking.
We understand the resale values are £350,000 each | GDV £700,000

What is the permission in principle (PIP)

The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second (technical details consent) stage is when the detailed development proposals are assessed.

PLANNING (PIP)

PL/2025/00470

Site Address | Land Adj 18 Preston Lane, Lyneham, Chippenham, Wilts, SN15 4AR

Proposal | Erection of up to 2 no. dwellings

Latest Decision Date (Calculated) - 28/02/2025

Issued Decision - Approve

Decision Notice Sent Date - 28/02/2025

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

LOCATION

Lyneham is a popular village on the edge of the Dauntsey Vale offering numerous amenities to include two supermarkets, restaurant, public houses and a primary school. The village is conveniently located in the heart of the Wiltshire countryside yet within easy reach of the thriving towns of Royal Wootton Bassett, Calne and Chippenham and close to M4 J.16 and Swindon with its mainline rail links to London Paddington and Bristol.

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.