



Building Plot at, 223 East Gomeldon Road, Gomeldon, Salisbury,
Wiltshire, SP4 6NA

Guide Price £450,000 Freehold

Description

Permission for the main dwelling was given in Outline under application PL /2024/01561. The plans confirm that the new, replacement dwelling is to be sited roughly in the same position as the existing mobile home on the site, with some overlap, but is to be more centralised within the plot. It is depicted as a dwelling with 2 storeys and a maximum of 9.15 metres in height. However due to the natural topography of the site, which falls away from the road, the eaves height of the replacement dwelling will be roughly level with the road height and the ridge line will be just above the eaves line of the adjacent property to the west (221 East Gomeldon Road). There will be a long sweeping drive to this exceptional plot with potential for a very spacious house with 4+ bedrooms over the 2 floors together with garaging and ample parking.

East Gomeldon is situated about 5 miles to the north east Salisbury which offers good shopping and education together with a range of award winning restaurants and bars. There are good road links with the A303 approximately four miles to the north giving access to the M3, London and the West Country. Salisbury train station offers a direct link to London Waterloo in 83 minutes. East Gomeldon itself has buses to Salisbury and surrounding areas, and has a good primary school.

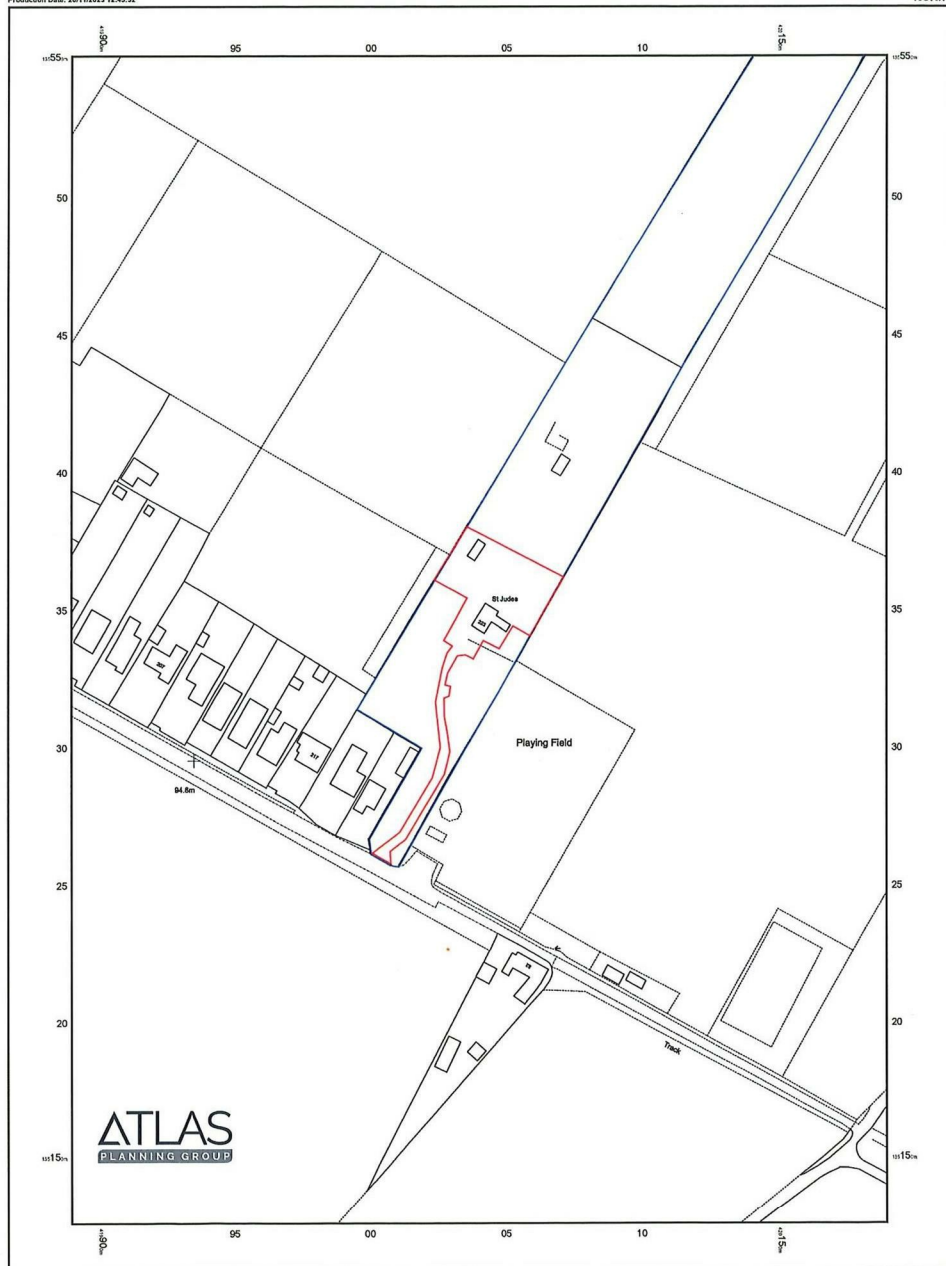
For further information please call the office on 01722 336422.



Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

Serial No: 275566
Centre Coordinates: 420040, 135338
Production Date: 20/11/2023 12:45:32

Location Plan
PL/0001/A



© Crown copyright and database rights 2023 Ordnance Survey 100048587. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.



0m 1cm = 12.5m 62.5m
Scale 1:1250



Wiltshire Council

The Town and Country Planning Act 1990
Approval of Outline Planning Permission (Some Matters Reserved)
with Conditions

Application Reference Number: PL/2024/01561

Decision Date: 19th June 2024

Applicant: Mrs Ann Williams
223 St Judes East Gomeldon Road, Gomeldon, SP4 6NA

Particulars of Development: Outline planning permission for the demolition of existing dwelling and the erection of a new two storey dwelling (with matters of Access, Landscape and Scale to be considered)

At: ST JUDES, 223 EAST GOMELDON ROAD, GOMELDON, SP4 6NA

In pursuance of its powers under the above Act, the Council hereby grant **PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below). In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area. Subject to the following conditions:

Conditions: (11)

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The layout of the development;
 - (b) The external appearance of the development;

The development shall be carried out in accordance with the approved details.



REV.	DATE	DETAILS
-	20/05/20	Original Issue
-	20/05/20	Emergency PC
-	20/05/20	Survey completed
A	14/05/21	Revised PC
-	20/05/21	Survey by RL

NOTES:

1. The survey was carried out on the 20th May 2020. The survey was carried out by the surveyor, who is a member of the Institution of Surveyors (I.S.). The survey was carried out in accordance with the I.S. Code of Practice for Surveying.

2. The survey was carried out in accordance with the I.S. Code of Practice for Surveying. The survey was carried out in accordance with the I.S. Code of Practice for Surveying.

3. The survey was carried out in accordance with the I.S. Code of Practice for Surveying. The survey was carried out in accordance with the I.S. Code of Practice for Surveying.

4. The survey was carried out in accordance with the I.S. Code of Practice for Surveying. The survey was carried out in accordance with the I.S. Code of Practice for Surveying.

5. The survey was carried out in accordance with the I.S. Code of Practice for Surveying. The survey was carried out in accordance with the I.S. Code of Practice for Surveying.

6. The survey was carried out in accordance with the I.S. Code of Practice for Surveying. The survey was carried out in accordance with the I.S. Code of Practice for Surveying.

7. The survey was carried out in accordance with the I.S. Code of Practice for Surveying. The survey was carried out in accordance with the I.S. Code of Practice for Surveying.

8. The survey was carried out in accordance with the I.S. Code of Practice for Surveying. The survey was carried out in accordance with the I.S. Code of Practice for Surveying.

9. The survey was carried out in accordance with the I.S. Code of Practice for Surveying. The survey was carried out in accordance with the I.S. Code of Practice for Surveying.

10. The survey was carried out in accordance with the I.S. Code of Practice for Surveying. The survey was carried out in accordance with the I.S. Code of Practice for Surveying.

Feature	Symbol
Boundary	Red line
Building	Red outline
Vegetation	Green outline
Water	Blue outline
Path	Red dashed line
Drainage	Red dashed line
Electricity	Red dashed line
Gas	Red dashed line
Water	Blue outline
Path	Red dashed line
Drainage	Red dashed line
Electricity	Red dashed line
Gas	Red dashed line

Feature	Symbol
Boundary	Red line
Building	Red outline
Vegetation	Green outline
Water	Blue outline
Path	Red dashed line
Drainage	Red dashed line
Electricity	Red dashed line
Gas	Red dashed line

LDS
Land & Building Surveyors

WWW.LDS-SURVEY.CO.UK
01723 331232 / ENQUIRIES@LDS-SURVEY.CO.UK

RICS
THE SURVEY ASSOCIATION

100% COMPLIANT
LDS Surveyors Ltd, 100% RICS Surveyors, 100% RICS

ANN WILLIAMS
Drawing File

TOPOGRAPHIC SURVEY

223 EAST COMELTON ROAD
EAST COMELTON

Survey is to be carried out in accordance with the I.S. Code of Practice for Surveying.

Level values in meters, related to Ordnance Datum Newlyn.

STATION	EASTING	NORTHING	DESCRIPTION
1001	420000.00	100000.00	100% RICS Surveyors
1002	420000.00	100000.00	100% RICS Surveyors
1003	420000.00	100000.00	100% RICS Surveyors
1004	420000.00	100000.00	100% RICS Surveyors
1005	420000.00	100000.00	100% RICS Surveyors
1006	420000.00	100000.00	100% RICS Surveyors
1007	420000.00	100000.00	100% RICS Surveyors
1008	420000.00	100000.00	100% RICS Surveyors
1009	420000.00	100000.00	100% RICS Surveyors
1010	420000.00	100000.00	100% RICS Surveyors

HM Land Registry Current title plan

Title number **WT469074**
Ordnance Survey map reference **SU20355W**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**



© Crown copyright and database rights 2023 Ordnance Survey 10006316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This is a copy of the title plan on 15 JUL 2024 at 15:44:40. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Weymouth Office.