



BLUE BOAR ROW



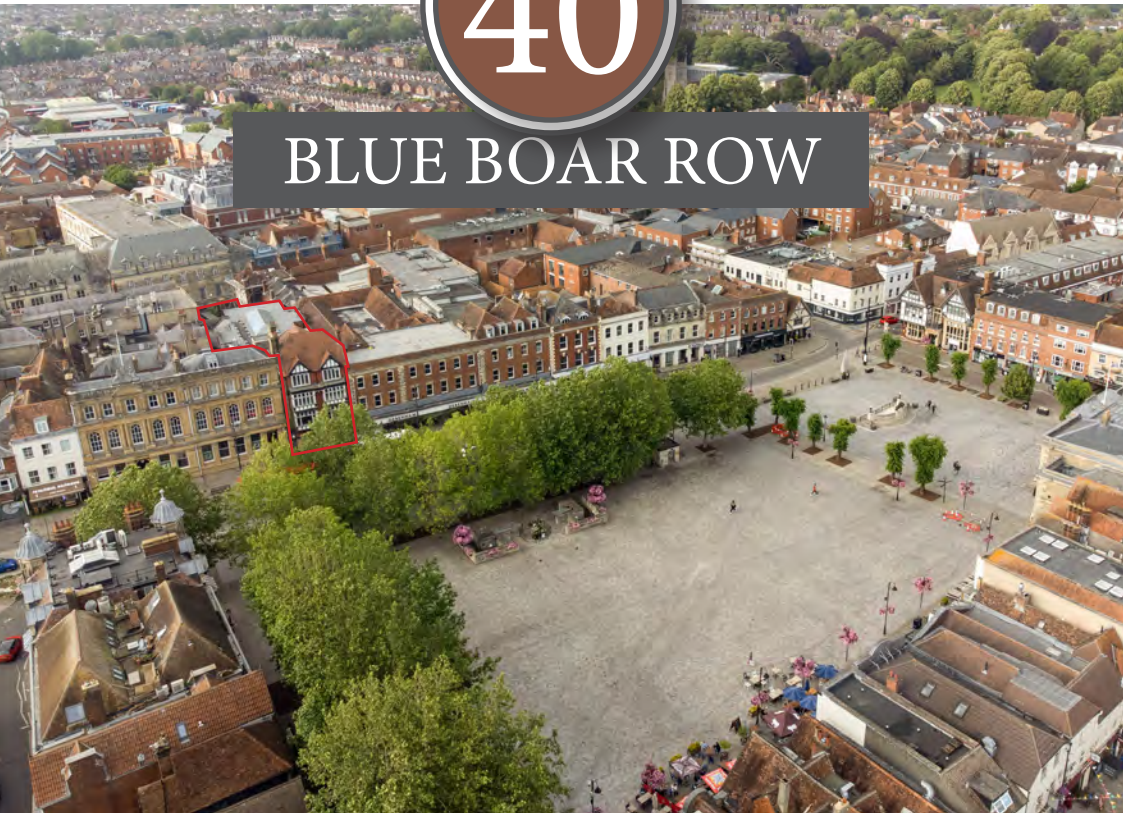
Unique City Centre Development Opportunity

For Sale Freehold, with Full Planning Consent for 7 Town Houses, 4 Flats and a Retail Space

40 Blue Boar Row Salisbury SP1 1DA



BLUE BOAR ROW



LOCATION

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

40 Blue Boar Row occupies a unique position in the heart of the historic Salisbury City Centre. It overlooks the Market Square and forms part of the Blue Boar Chequer.

The site extends through to Chipper Lane.

DESCRIPTION

The site comprises a four storey building fronting onto Blue Boar Row, with brick elevations under a pitched roof. This building to be retained and converted into 4 apartments and retail space. The land behind is to be cleared to enable a new development forming a Mews of 7 town houses with vehicular access from Chipper Lane.



THE DEVELOPMENT

The approved scheme comprises:

40 Blue Boar Row

Ground Floor Retail 780 sq ft (72.46 sq m)

First Floor

2 no. 1 bedroom flats

Second Floor

1 no. 2 bedroom flat

Third and Fourth Floor

1 no. 2 bedroom duplex

Chipper Lane

7 no. 3 storey mews houses each of 3 beds with garages.



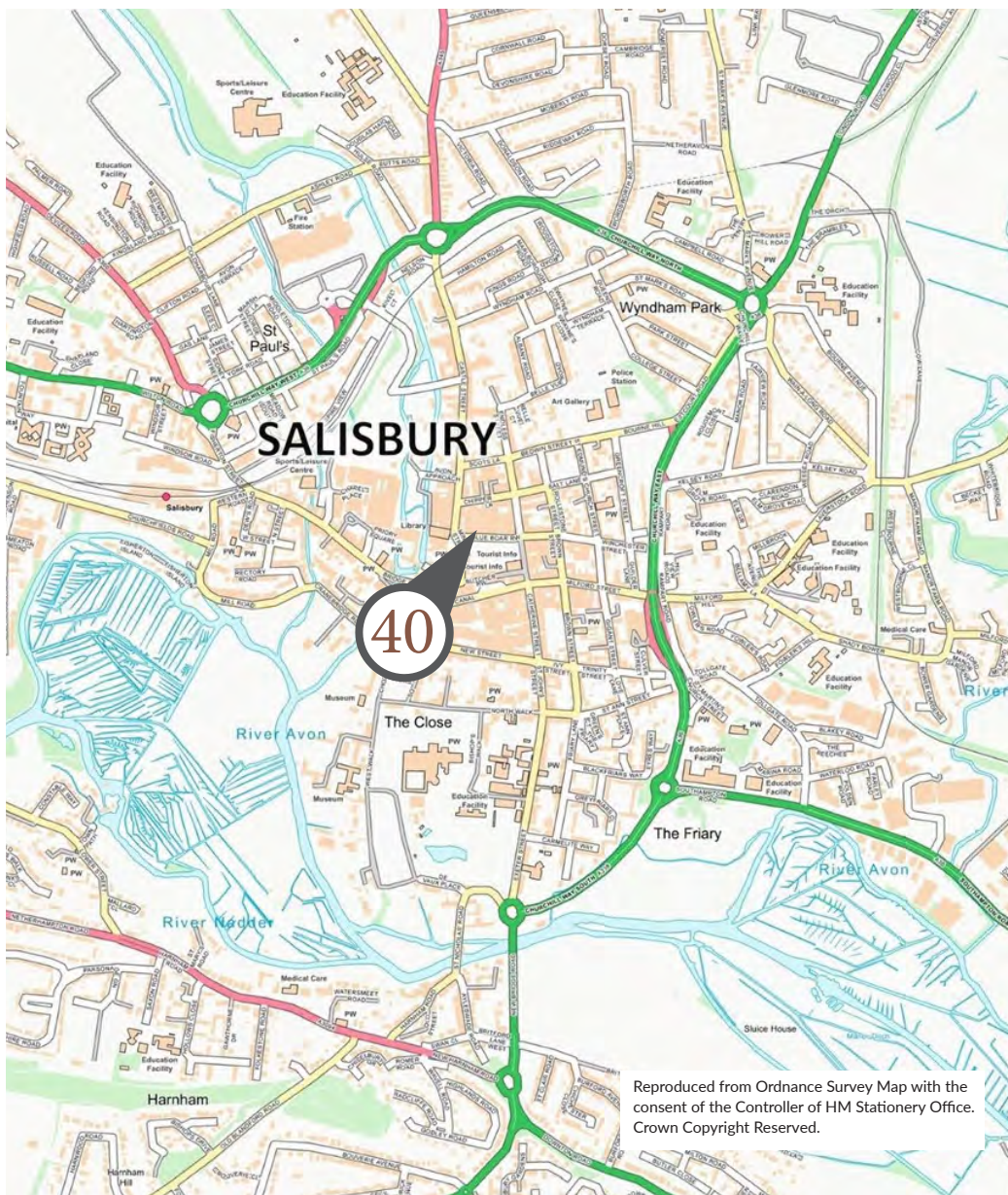
Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

GROUND FLOOR PLAN



Commercial	840sqft	78sqm	4	2 Beds	1119sqft	104 sqm	
1	Studio	431sqft	40sqm	5-7	3 Beds	1733sqft	161sqm
2	1 Bed	570sqft	53sqm	8-10	2 Beds	1582sqft	147sqm
3	2 Beds	721 sqft	67sqm	11	3 Beds	1636sqft	152sqm

- Commercial Unit
- Residential 1-4 on first floor
- Residential Entrance Lobby



Tenure

Freehold.

Guide Price

£1.35 million

VAT

VAT payable on sale price.

Services

Mains electricity, gas, water, drainage available.

Planning

Full planning consent has been granted under application reference: PL/2022/042889.

Planning consent is subject to a Section 106 Agreement for the following:-

Off-site Affordable Housing Contribution (£16,595.34)

Open Space Contribution (£4,881.80)

Play Area Contribution (£15,120.00)

Sports Contribution (£6,300.00)

Waste and Recycling Contribution (£1,111.00)

Viewing

Strictly by appointment only through the agent.

Please contact:-

Philip Holford

philipholford@myddeltonmajor.co.uk

Dean Speer

deanspeer@myddeltonmajor.co.uk

Rupert Lawson Johnston

rupertlawsonjohnston@myddeltonmajor.co.uk

Chris Holford

chrisholford@myddeltonmajor.co.uk

**Myddelton
& Major**

01722 337577
www.myddeltonmajor.co.uk

Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.