

Myddelton&Major

FOR SALE



42-44 Winchester Street,
Salisbury, SP1 1HG

Residential Development
Opportunity

City Centre Development
Opportunity to Create 2
Two Bedroom Townhouses



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.

Situation

The property is situated on Winchester Street on the eastern edge of Salisbury City Centre. Winchester Street houses a mixture of secondary retail and residential properties. The property is close to the junction between Winchester Street and Pennyfarthing Street.

Description

Planning consent has been granted for the conversion of this former bakery building to 2 two bedroom townhouses set over 3 floors.

The property is accessed via a gated side entrance off Winchester Street, which leads to small residential development known as Finches Court.

Each unit will provide open kitchen/living spaces, main bedroom with en suite, a second bedroom and family bathroom.

Planning

Planning and Listed Building Consent was granted on 18 March 2020, Application Reference: 20/00710/FUL and 2022/02640. Details available on request. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 0300 456 0114.



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Tenure

Freehold.

Guide Price

£250,000.

VAT

Price exclusive of VAT (if applied).

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

Services

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Energy Performance

The property is to be redeveloped and therefore does not require an EPC.

Viewing

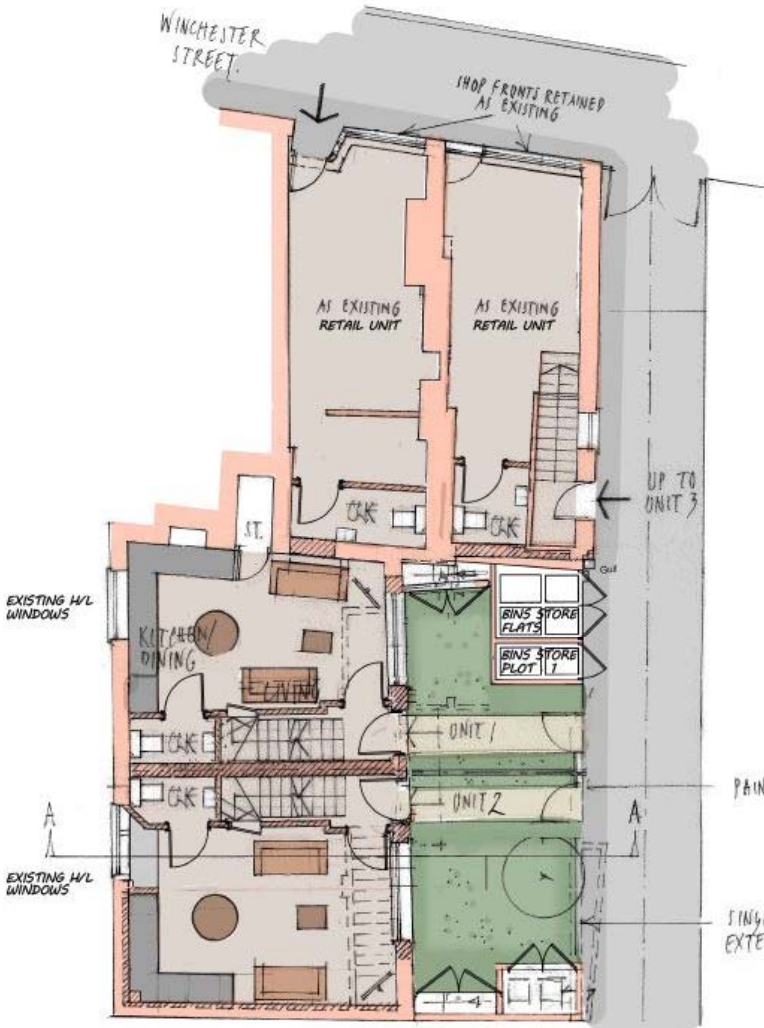
Strictly by appointment only.

Ref: DS/CH/JW/16740

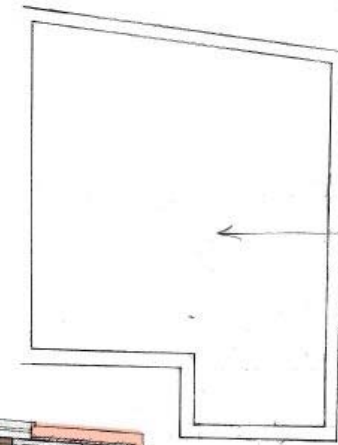
Disclaimer

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GROUND FLOOR.



1ST FLOOR FLAT
 (UNIT 2) TO REMAIN
 AS EXISTING.
 (PLEASE SEE R.S.
 CONSULTANTS DWG.
 NO 01A).

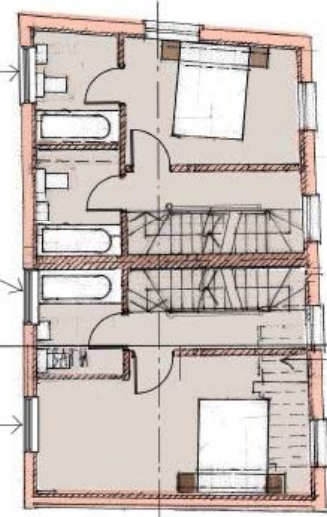
REOPENED/GLAZED
 BLIND WINDOW.

REDUCED WINDOW
 INSERTED INTO
 REOPENED/BLIND

PAINTED METAL RAILINGS & GATES.

PROPOSED
 RELOCATED/OPENED
 UP/GLAZED BLIND
 WINDOW.

SINGLE STOREY
 EXTENSION REMOVED.



EXITING STAIR REMOVED.

FIRST FLOOR.

REV B: 22/12/21 DRAWING UPDATED:
 REV A: 01/12/20 Shopfronts removed.
 Window added to E. Elevation.

DWG. NO: 19/3220/201B

PROPOSED CONVERSION OF
 A2-A4, WINCHESTER ST, SALISBURY TO
 RESIDENTIAL USE. GRD & 1ST FLR. PLANS
 SCALE 1:100 @ A3 @ R.R.P.C. MAY 2019.



