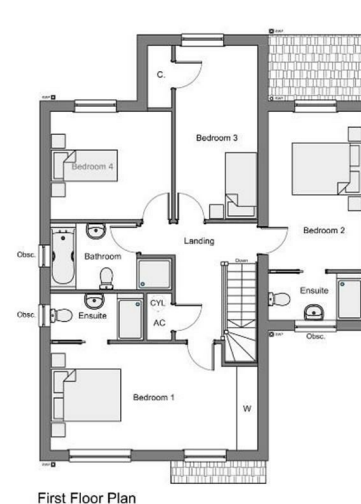
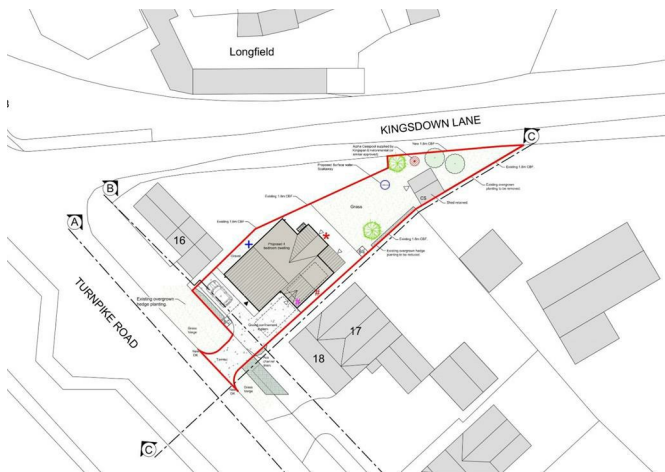


GRANT FRASER  
TOWN & COUNTRY



Land adjacent to 16 Turnpike Road, Blunsdon, Wiltshire, SN26 7EA  
**Offers over £150,000**



Land adjacent to 16 Turnpike Road, Blunsdon, Wiltshire, SN26 7EA

**Offers over £150,000**

Planning permission is granted for demolition of existing garage to create 4no. bedroom detached dwelling (circa. 151.1 sq. m./1,626.43 sq. ft. exc garage) with proposed dropped kerb and associated works. Planning ref: S/24/1256/RACH

Blunsdon has three pubs; the Cold Harbour (with a Premier Inn), The Heart In Hand offering pub classics and the Blunsdon House Hotel with its bar, restaurant and leisure facilities. The village has a shop, hall, church and a primary school with bus services to two secondary schools.



## Description

OUTLINE PLANNING PERMISSION GRANTED for a four bedroom, reception, kitchen diner, utility, cloakroom, four piece bathroom, two en-suites, detached dwelling with a single garage.

TOWN & COUNTRY PLANNING Swindon Borough Council local authority planning: S/24/1256/RACH

AGENTS NOTE The purchaser shall be responsible for construction of the access to the new dwelling and associated works including all services.

SERVICES - there are no services currently connected to the plot, this will need to be sourced from the main road. It is understood mains water and electricity are available from the main road to the immediate frontage of the property. Sewage will need to be via a private sewage treatment plant or septic tank on site, there is no sewage currently on site of any kind.

CIL LIABILITY - Community Infrastructure Levy (CIL) to Swindon Borough Council as CIL Collecting Authority. Self build exemption available.

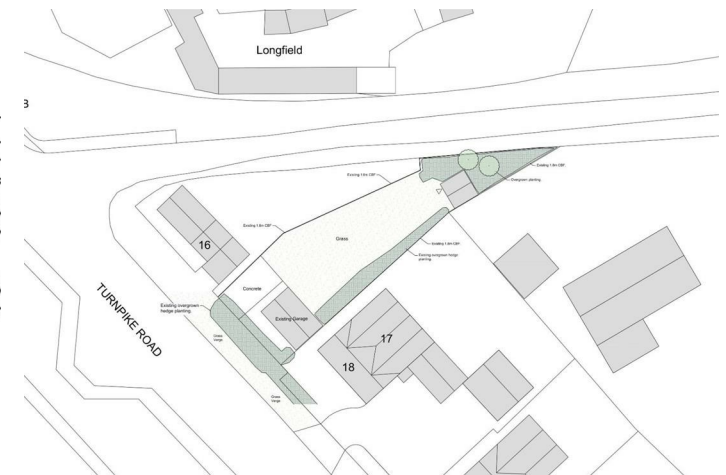
VIEWINGS Please contact the agents.

METHOD OF SALE The property is offered for sale by private treaty and offers are invited in excess of £150,000 Subject to contract.

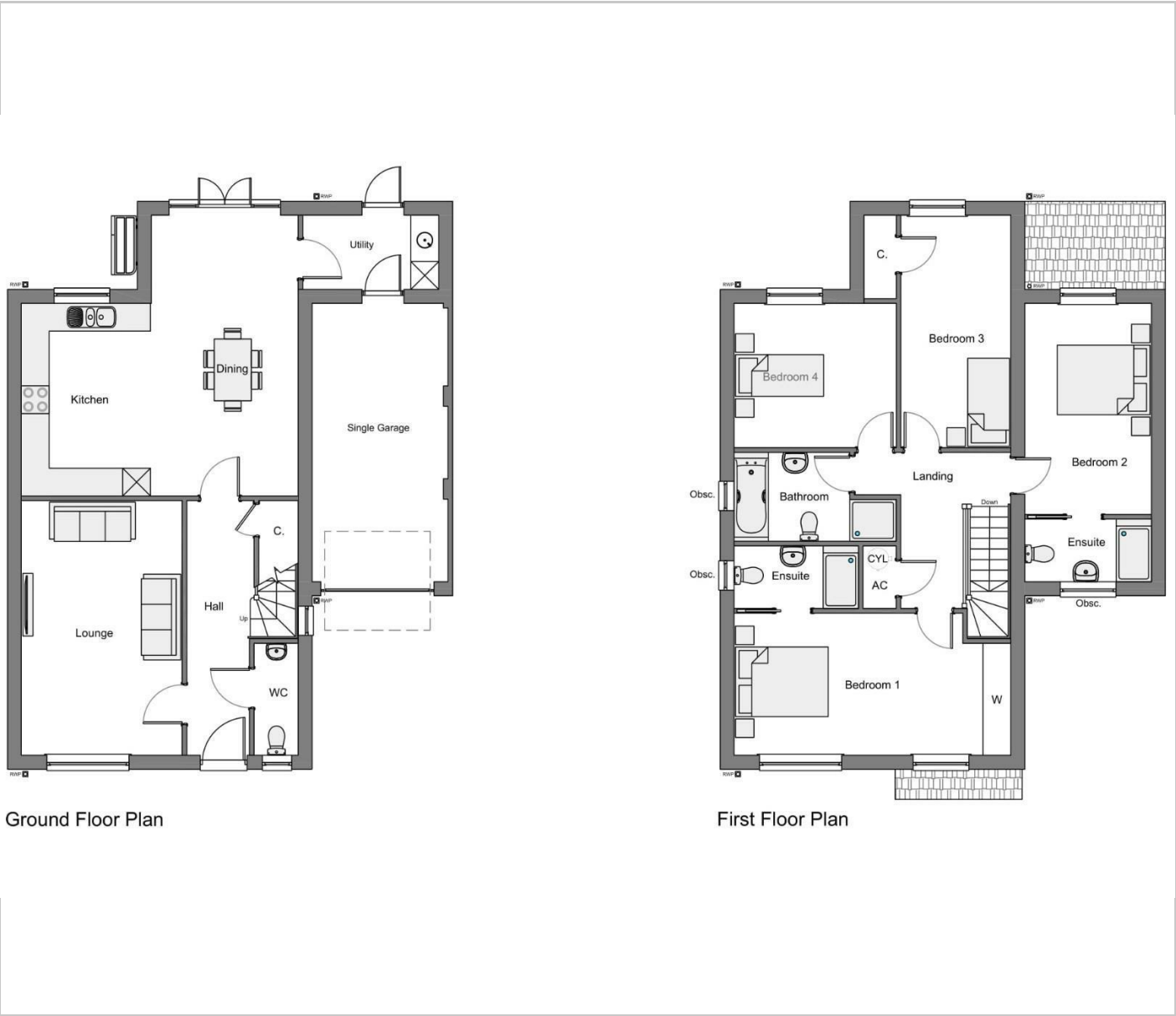


## Situation

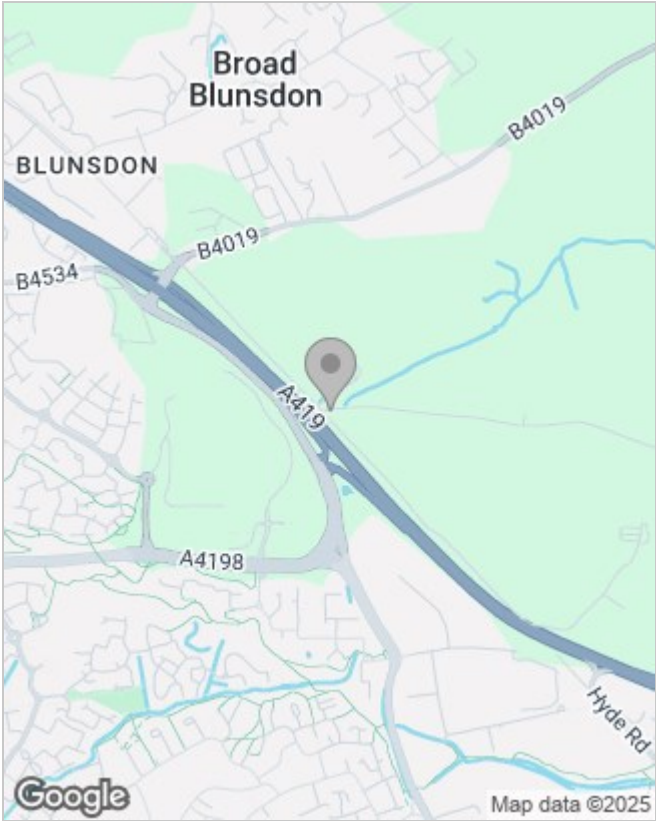
Blunsdon is a village situated on the immediate periphery of Swindon, providing good access to many commuter links via train and road. There are two local public houses, along with The Blunsdon House hotel, offering leisure facilities, bars and restaurants, all overlooking impressive countryside. Blunsdon has its own community run shop, a village hall, a church and a primary school. There is a bus service for Warneford secondary school in nearby Highworth. Blunsdon is surrounded by much open countryside and the lower village is a conservation area, all providing enjoyable areas for walks.



Floor Plans



Area Map



Energy Performance Graph

