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📍 117 High Street, Dilton Marsh, Westbury, Wiltshire, BA13 4DP

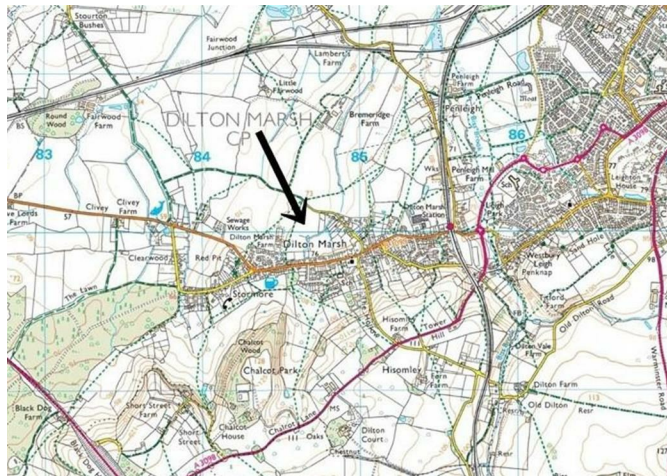
🔗 Offers In Excess Of £3,000,000

AN OUTSTANDING RESIDENTIAL DEVELOPMENT SITE, ABOUT 7.6 ACRES (3.1 HA) WITH PLANNING PERMISSION FOR UP TO 54 DWELLINGS

- AN OUTSTANDING RESIDENTIAL DEVELOPMENT SITE
- PLANNING PERMISSION FOR UP TO 54 DWELLINGS
- POPULAR VILLAGE LOCATION
- *PLEASE CONTACT THE OFFICE FOR FURTHER DETAILS*

🏡 Freehold

🏠 EPC Rating



AN OUTSTANDING RESIDENTIAL DEVELOPMENT SITE, ABOUT 7.6 ACRES (3.1 HA) WITH PLANNING PERMISSION FOR UP TO 54 DWELLINGS at the rear of 117 High Street, Dilton Marsh, Westbury, Wiltshire, BA13 4DP - FOR SALE BY INFORMAL TENDER. Best and Final bids are required by 12pm on Wednesday 25th June.

OUTLINE PLANNING PERMISSION

In an Appeal Decision dated 12th March 2025(Ref APP/Y3940/W2433521600) the Planning Inspectorate allowed outline planning permission for up to 54 dwellings including 30% affordable, and supporting infrastructure with all matters reserved for future consideration except for access. The appeal decision follows Wiltshire Council's decision to refuse outline planning permission – Application Ref PL/2023/001880 refers. The site will be accessed via a new junction onto the High Street and an Illustrative Master Plan has been prepared identifying one way in which a residential layout together with the areas allocated for drainage attenuation, public open space and landscaping could be accommodated. A schedule of conditions is provided between pages 7-11 of the appeal decision.

COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL) will be payable to Wiltshire Council at a rate of £55/sqm - index linked from May 2015. Purely by way of a steer we have calculated that the CIL payment (applicable to the market units only) is likely to be represented in the region of £303,500 and when added to the S106 contributions the "blended cost" per unit is assessed in the sum of circa £8600.

Situation

The popular village of Dilton Marsh enjoys a mixture of local amenities which include a well-regarded Primary School, a vehicle repair workshop, a small takeaway facility and a church. The White Horse Health Centre and a small convenience store are also within walking distance of the site. More comprehensive facilities including schooling for all age groups are available in the nearby towns of Westbury, Warminster and Frome.

The main A36 which is only a short distance to the west of the village provides excellent road links to the A303 to the south and the A361 and M4 to the north. Rail - Dilton Marsh has the convenience of its own train station which is on a direct line to Bath and enjoys ease of commuting to Bristol, as well as Salisbury and London. The railway station at Westbury (3 miles) operates on the main line providing frequent east to west services between London Paddington and Taunton and north to south services between Cardiff and Portsmouth. Bus - The village benefits from comprehensive local bus service providing access to the nearby towns and villages.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



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