

# strakers

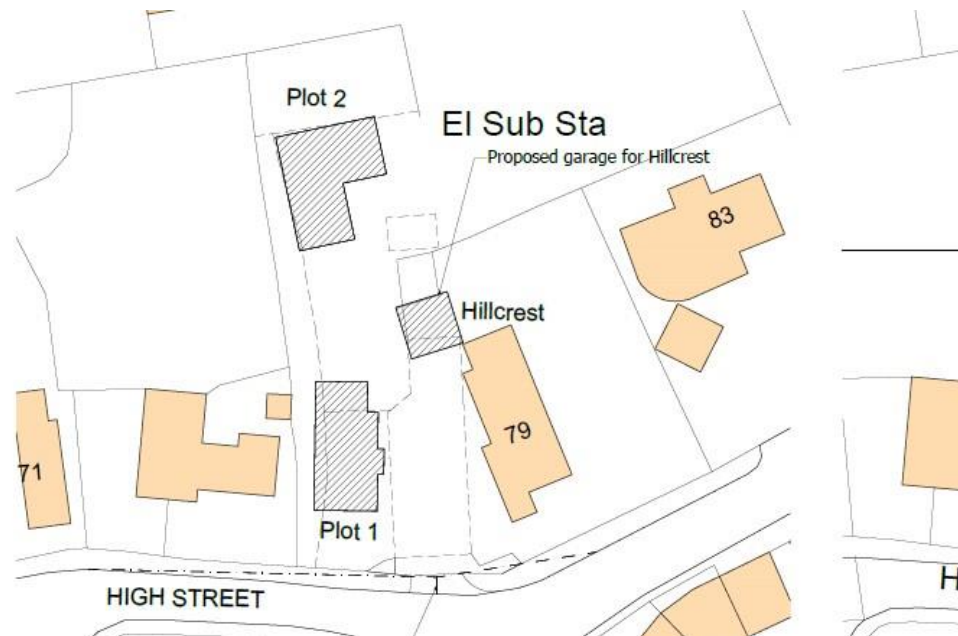


GREAT CHEVERELL  
Wiltshire

# A SUPERB RESIDENTIAL DEVELOPMENT SITE IN A MUCH SOUGHT-AFTER VILLAGE

With planning permission for two beautifully designed individual detached houses

**GUIDE PRICE £400,000**



## KYTES GARAGE, HIGH STREET, GREAT CHEVERELL, WILTSHIRE, SN10 5XR.

An excellent residential development opportunity in the heart of this charming village, with wonderful views over open countryside to the rear. In addition to the development site, there is also an opportunity to purchase a large paddock to the rear that is approximately 1 acre.

Full planning permission was granted for the erection of two detached houses (as per the attached plan):

- 1 x Four bedroom detached house (GIA 188m<sup>2</sup>) with three parking spaces.
- 1 x Five bedroom detached house (GIA 202m<sup>2</sup>) with a single garage and two parking spaces

SALES ADVICE: We would be happy to advise further on the achievable values of these two homes (subject to specification), or indeed any alternative schemes.

SITUATION: The site is set in the centre of the highly sought after village Great Cheverell, in a Conservation Area. This thriving village is perfect for families and has a range of amenities including an outstanding primary school Holy Trinity, excellent nursery, an active village hall, a friendly public house and a church. The historic market town of Devizes is some five miles north with a wider range of facilities including town centre shopping, a leisure centre with swimming pool, museum, theatre and thriving weekly market. The renowned Dauntsey's and Lavington schools are in the neighbouring villages of West Lavington and Market Lavington. The major centres of Bath, Swindon, Salisbury and the country towns of Trowbridge, Chippenham and Marlborough are all within a thirty mile radius, with the further benefit of mainline railway stations situated in Westbury, Pewsey and Chippenham.

LOCAL AUTHORITY: Wiltshire Council, County Hall, Bythesea Road, Trowbridge BA14 8JN / Tel: 0300 4560100

PLANNING APPLICATION REFERENCE NO: PL/2024/09776– full details are available on the Wiltshire Council planning portal.

CIL: We are advised there is a Community Infrastructure Levy due on this development site in the sum of £27,482.79.

### Agents Note:

- i) The vendors will undertake the demolition and clearance of the garage building, and site decontamination. The café and top workshop will be left on site.
- ii) Where the sale plan differs from the planning permission approved plan, the vendors will undertake to carry out works in conjunction with the purchaser sufficient to enable completion of the approved scheme.

SERVICES: We understand that mains water, drainage and electricity are all in the vicinity of the site. Intending purchasers must satisfy themselves as to their availability with the respective authorities.

VIEWING: Strictly by appointment only.

**Offers are invited to be submitted in writing to Guy Straker in the Devizes office, by email or letter.** Your offer should state the amount payable, any conditions related to the purchase as well as confirmation of the method of funding. Please note the vendors reserve the right not to accept the highest or indeed any bid.

STRAKERS CONTACT: Guy Straker Tel: 01380 723451 or 07816 838439 email: [guy.straker@strakers.co.uk](mailto:guy.straker@strakers.co.uk)





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