

# 75-79 SHREWTON ROAD

CHITTERNE, WARMINSTER, WILTSHIRE



# 75-79 SHREWTON ROAD

Chitterne, Warminster, Wiltshire BA12 0LN

## AN EXCITING AND RARE NEW BUILD & REDEVELOPMENT OPPORTUNITY IN A RURAL VILLAGE LOCATION WITH VIEWS ACROSS OPEN FARMLAND

Consent for three new properties including a 4 bedroom detached house & a pair of semi-detached 3 bedroom homes, the extension & renovation of a detached farmworkers cottage and scope to refurbish an existing semi-detached cottage with additional land for drainage facilities included

**Total acreage : 1.107 acres**

Planning Reference : 20/09123/FUL

**To be sold as a whole only**

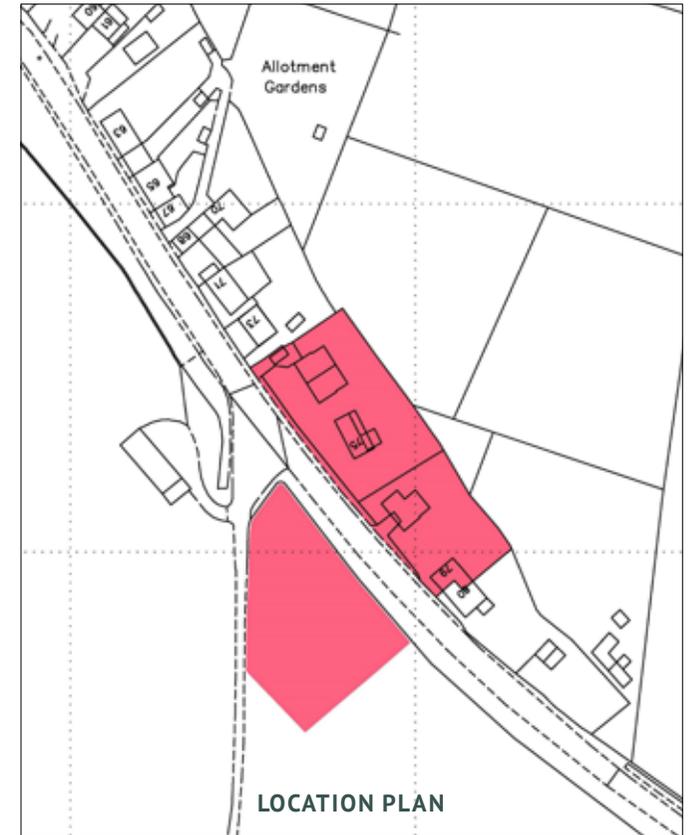


**RV** RURAL VIEW

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**SITE PLAN**



**LOCATION PLAN**

**DESCRIPTION**

A rare and wonderful development opportunity to build three new homes, extend an existing cottage and refurbish another in an edge of village setting with full planning consent (20/09123/FUL) granted by Wiltshire County Council in February 2021. The site is located off a road leading out of the village with a sweeping Southwesterly outlook across open farmland. The different elements of the sale comprise –

**PLOT ONE**

A new two storey detached 148 sqm (1,592 ft<sup>2</sup>) house to be built with four bedrooms, two en-suite shower rooms, a family bathroom, sitting room, office/study, kitchen/breakfast room, hall and cloakroom. Outside will have a terrace, good-sized garden, an entrance drive shared with No. 79 Shrewton Road and three parking spaces.

**PLOTS TWO & THREE**

A pair of new two storey semi-detached 108 sqm (1,162 ft<sup>2</sup>) houses to be built with three bedrooms, a family bathroom, sitting room, open plan kitchen/dining room, hall and cloakroom. Externally each will have a terrace, garden, a shared drive and two parking spaces.

**75 SHREWTON ROAD**

An existing detached former farmworkers cottage requiring modernisation with consent to take down the rear lean-to stores and replace with a two-storey extension. This would result in the creation of a four bedroom house with an en-suite shower room, family bathroom, sitting room, office, spacious open plan kitchen/dining room, hall and cloakroom. Outside there is a generous garden and it will have its own drive with three parking spaces.

**79 SHREWTON ROAD**

An existing semi-detached cottage requiring updating. The property has three bedrooms, a bathroom, sitting room, dining room, kitchen, rear porch and a good-sized garden. A shared driveway with Plot One is to be provided and two parking spaces. Please note that this house is subject to flying freeholds with the adjoining property which is not included but owned by the vendor.

**ADDITIONAL LAND**

An additional area of land across Shrewton Road opposite the site is included in the sale for the buyer to install a sewage treatment plant and drainage field to serve the three new plots and 75 Shrewton Road and to accommodate an existing septic tank serving Nos 79 & 80.

**NOTES**

A copy of the planning consent and a comprehensive package of plans, reports and supporting documentation are available from the agents on request. A Community Infrastructure Levy will be payable by the buyer.

**SITUATION**

Chitterne is a small rural community situated amidst the gently rolling chalk downland on the southwestern edge of Salisbury Plain where it meets the lovely countryside of the Wylde Valley. The village has an active village hall, church, playground and cricket club whilst the nearby larger villages of Codford, Heytesbury and Shrewton have between them good everyday amenities including a choice of shops, post offices, primary schools, petrol stations, doctors' surgeries and vets. The market town of Warminster is about 8 miles away and has supermarkets, shops, health and leisure facilities as well as a railway station with services to London, Bristol and Southampton whilst the station at Westbury has direct rail service to London (Paddington). The nearest regional airports are at Bournemouth, Bristol and Southampton. This part of Wiltshire is known for its fast broadband speeds.

**DIRECTIONS**

Travelling on the A303, exit at the junction with the A36 signed to Warminster. Proceed Northwest along the Wylde Valley, take the first turning on the right to Codford, after the converted school turn right to Chitterne. On reaching the village turn right onto the B390 towards Amesbury, continue past the turning to Tilshead in the direction of Shrewton. The site will be found on the left.

**TENURE**

Freehold.

**SERVICES**

Mains water, electricity, private drainage, no mains gas.

**LOCAL AUTHORITY**

Wiltshire County Council  
Council Tax Band  
75 Shrewton Road – Band C  
79 Shrewton Road – Band D

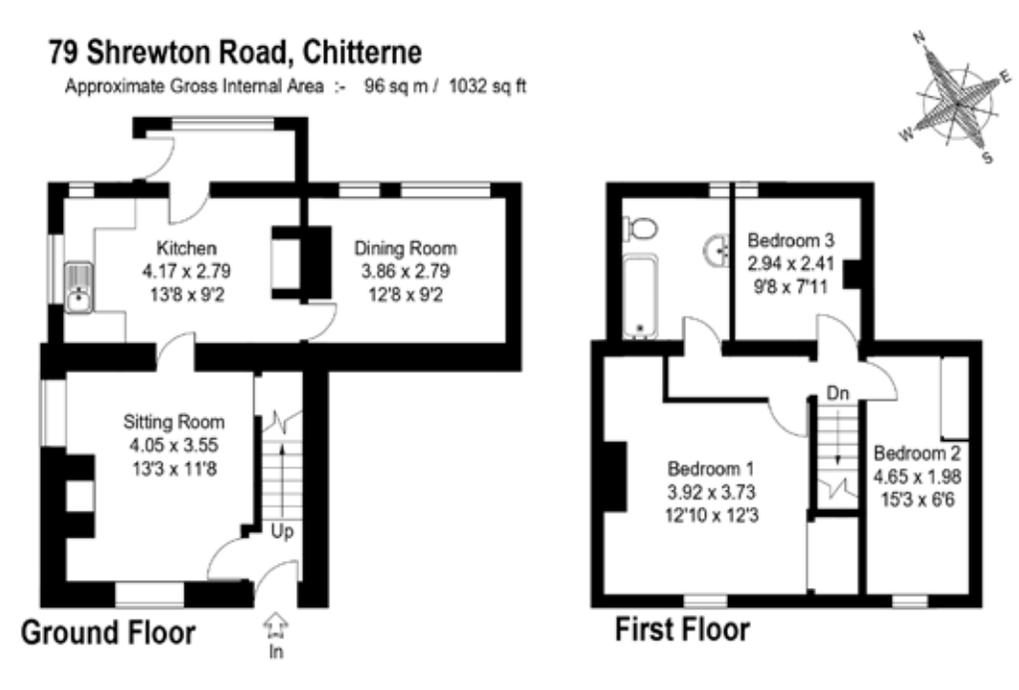
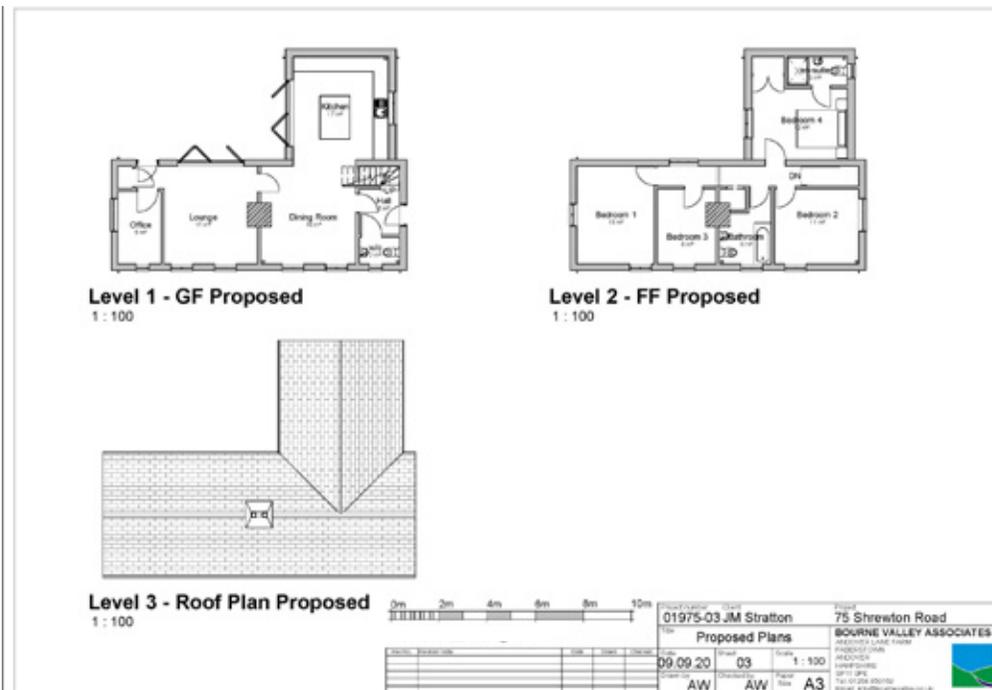
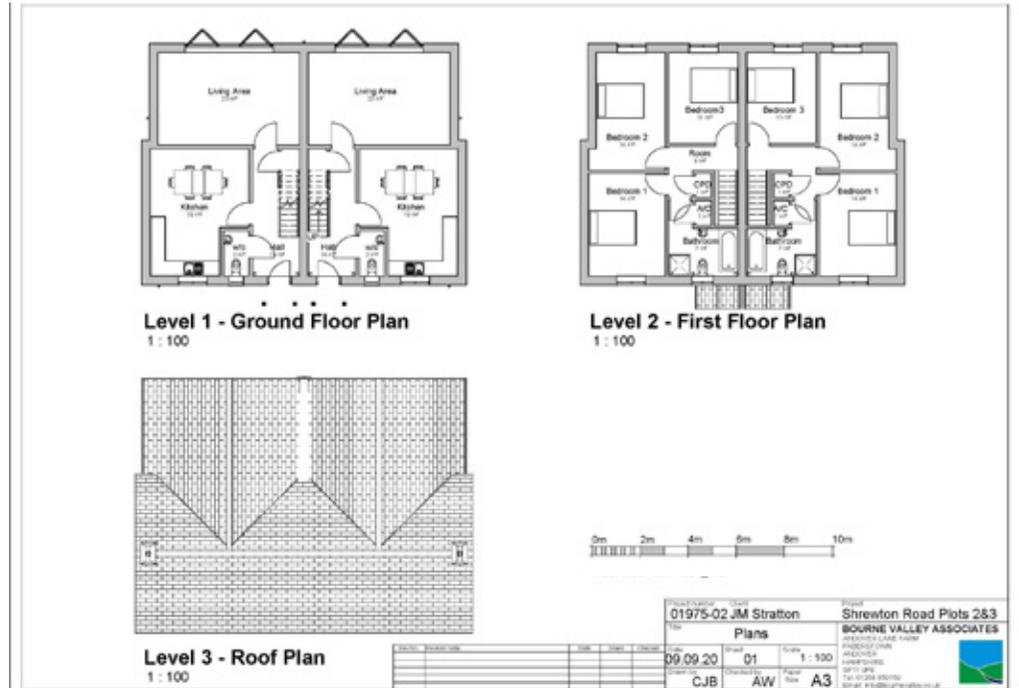
**EPC ENERGY EFFICIENCY RATING**

75 Shrewton Road – 1  
79 Shrewton Road – 47

**VIEWING ARRANGEMENTS**

Although interested parties are at liberty to inspect the site unaccompanied, appointments must be made with the agents to see inside the existing houses, 75 & 79 Shrewton Road. Please note that 80 Shrewton Road is not part of the sale and is occupied, the resident must not be disturbed or approached.







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