



An excellent level site with planning potential for a detached dwelling and parking, located in the popular Wiltshire village of Winterbourne Earls. The site is nicely positioned with a frontage of 32' (9.75m) and a maximum depth of 83' (25.30m)

The site is shown edged red on the attached plan and is available to purchase subject to planning.

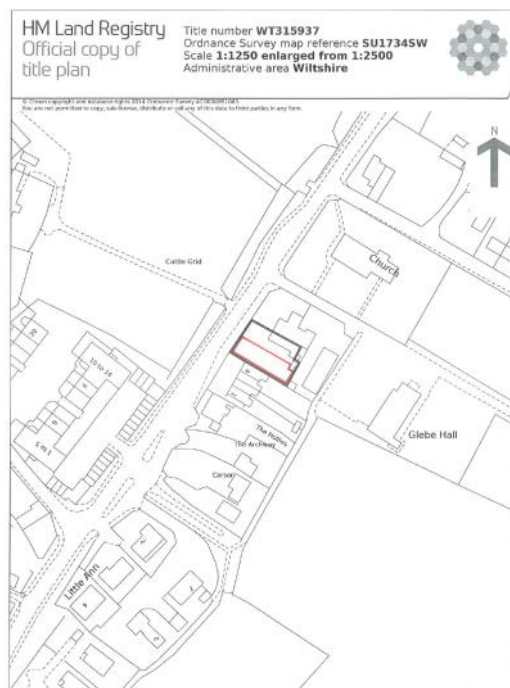
APPOINTMENTS TO VIEW THE SITE ARE STRICTLY BY APPOINTMENT
THROUGH THE SELLING AGENT.

LAND AT THE SCHOOL HOUSE, WINTERBOURNE EARLS
SALISBURY SP4 6HA
PRICE GUIDE £200,000



LOCATION: The parish of Winterbourne is located on the north eastern side of Salisbury city and comprises Winterbourne Dautsey, Winterbourne Earls, Winterbourne Gunner and the hamlet of Hurdcott. Local amenities include St Michael's and All Angels church and also nearby a Grade I listed church of St Marys the Virgin, and a village pub, The Winterbourne Arms. The cathedral city of Salisbury offers a comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, including two grammar schools and a college of further education. Salisbury has a mainline railway station stopping at nearby Grateley serving London Waterloo and the West Country. Access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.

DIRECTIONS: From the city of Salisbury proceed along the A30 and turn left at St Thomas's Bridge onto the A338. Proceed into Winterbourne Earls where the site will be found on the right hand side immediately before the church.



This official copy is incomplete without the preceding notes page.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10809.