

**A SEMI RURAL SINGLE FREEHOLD BUILDING PLOT WITH PLANNING CONSENT APPROVED
FOR THE CONSTRUCTION OF A DETACHED FAMILY HOME**



LAND AT MISTLE BOURNE, THE AVENUE, PORTON, SALISBURY SP4 0NT

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



LAND ADJACENT TO MISTLE BOURNE, THE AVENUE, PORTON, SALISBURY SP4 0NT
PRICE GUIDE: £265,000

Planning Reference: PL/2024/04928; Planning Consent granted February 2025. This is a corner plot forming part of an existing mature garden with an established access off The Avenue.

The gross floor area of the proposed dwelling is 198.5sqm (2137sqft) and will comprise of three reception rooms, four bedrooms and three bathrooms. It will be the purchaser's responsibility to erect the approved boundary fence which is to be a mix of close board and, post and rail. The site area extends to just over quarter of an acre (0.27 acre).

Mistle Bourne



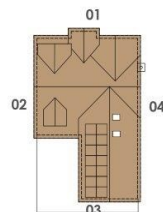
Plot 1: Proposed front elevation 01 @ 1:100



Plot 1: Proposed side elevation 02 @ 1:100

This drawing is copyright and is not to be reproduced. The contractor will be held responsible for the accuracy of works involving the setting out and checking of all dimensions on the drawing and on site. Dimensions must not be scaled from this drawing. **Unless for planning purposes**

- Material Key:**
1. Roof - clay tiles.
 2. Windows - UPVC grey.
 3. Rooflights.
 4. Grey Aluminium windows and doors.
 5. Walls brick.
 6. Walls - Timber cladding.
 7. Facias and soffits - grey.
 8. Door - aluminium.
 9. Oak frame.
 10. Folding door - grey aluminium.
 11. Photo Valtic panels.



key plan



Mistle Bourne



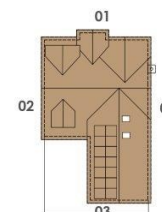
Plot 1: Proposed front elevation 03 @ 1:100



Plot 1: Proposed side elevation 04 @ 1:100

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key plan



TENURE AND SERVICES:

Tenure: Freehold.

Local Authority: Wiltshire Council. Council Tax to be assessed.

Services to be confirmed.



DIRECTIONS: From the cathedral city of Salisbury proceed towards Amesbury along the A345 taking the third exit at the park and ride roundabout onto the Portway. Follow the road to the next roundabout and take the second exit (still following the Portway). At the second set of traffic lights (with Westover Land Rover of Salisbury on the right hand side) follow the road all the way into Porton. Proceed through the village staying on the A338 (Tidworth Road) to the end of the village and Mistle Bourne can be found on the right hand side clearly identified by the BAXTERS For Sale Board.

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: 10770.