



**Site at The Ivies, Manningford Bruce,**  
Pewsey, Wiltshire SN9 6JH

**birkmyre**  
property consultants

**A SITE OF 0.1 OF AN ACRE WITH PLANNING CONSENT FOR A 1200 SQ FT (111 SQ M) DETACHED HOUSE AND GARDEN, SET OVERLOOKING OPEN COUNTRYSIDE.**

**LOCATION**

In an area of Outstanding Natural Beauty, the site is peacefully set in Manningford Bruce, one of the most desirable villages in The Pewsey Vale. The large village of Pewsey, with its excellent train service to Newbury, Reading and London Paddington (approx. 1 hr 10 mins), is just 2 miles away. In addition, Pewsey has a host of village amenities including a post office, Co-op supermarket and leisure centre. The historic market town of Marlborough is a 15 minute drive and offers a large selection of retail shops and a Waitrose supermarket.

There is easy access to the M4, A303 and M3. The area has a range of Schools including primaries at Pewsey, Oare, Woodborough and Rushall, St. Francis preparatory school in Pewsey and Pinewood as well as Marlborough College, Dauntsey's, St Margarets and St. Mary's Calne.

**DESCRIPTION**

The Ivies is a cul de sac running off the village road and the site is set on the northern edge.

This site is accessed via a private road running off the Ivies and roughly rectangular in shape. There are a number of garage/store buildings. There is a large oak tree subject to a TPO which is required to be retained on the northern boundary.

Outline Planning consent was granted on 14/12/2021 reference PL/2021/09534 for the erection of a four bed detached dwelling and access.

Plans can be inspected by following this link:-

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000016S9JmAAK/pl202109534?tabset-8903c=2>

**TENURE**

Freehold

**LOCAL AUTHORITY**

Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)



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