



strakers

📍 Building Plot, No.1 Skylarks Edington Road, Steeple Ashton,
Wiltshire, BA14 6HP

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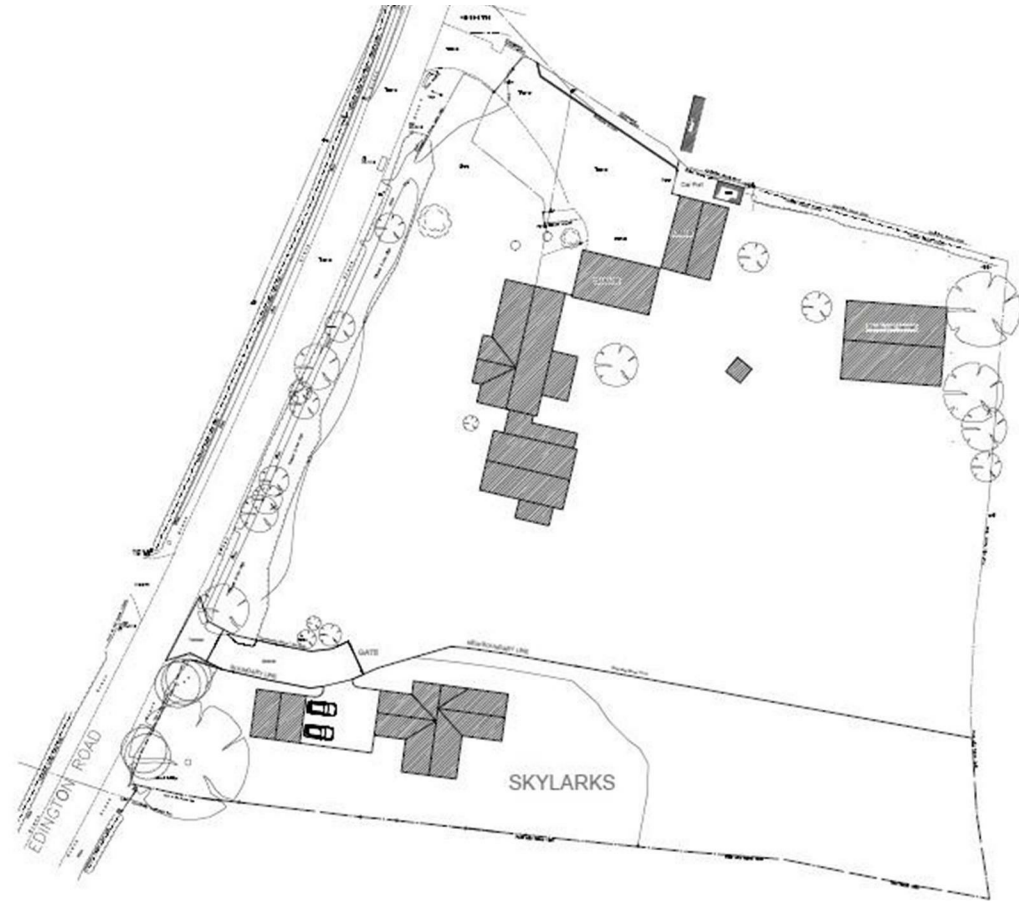
🔗 Offers In Excess Of £350,000

A superb village building plot with full planning consent for an attractive 4 bedroom detached house of circa 3102sqft (290m²) including the double garage.

- Exciting opportunity to build a stunning family home
- Sought after village location
- Plot size will be over 1/2 an acre
- Full planning consent granted
- Planning ref: PL/2023/07952
- New dwelling would be 290m² (including the double garage)
- Designed by Fowlers Architects in Pewsey
- Fabulous countryside walks and bike rides on the doorstep
- Contact Strakers for further information

🏡 Freehold

🏠 EPC Rating



****VIEWINGS STRICTLY BY APPOINTMENT ONLY****

A rare opportunity to acquire an exceptional building plot extending to over 1/2 an acre in a beautiful rural location. Planning Permission has been granted for an attractive and well-designed detached family home (c.290m2 including the garage).

This unique offering is ideal for those looking to realise the dream of building their own home in a sought-after village setting. The approved design by Fowlers Architects presents a spacious and well-balanced layout perfectly suited to modern family living.

The approved plans comprise on the ground floor; large reception hall, dual aspect living room, study, impressive open plan kitchen/dining/family room, utility/boot room and separate cloakroom. On the first floor; 4 double bedrooms, two en suites and a family bathroom. Front and rear gardens, a double garage and parking for several cars.

Full copies of the plans are either available online or by request from Strakers in Devizes.

****Please note old plans online show a large workshop to the rear of the site- this is not going to be built anymore and these plans have been superseded****

Situation

This fine building plot is located just off the centre of this picturesque village of Steeple Ashton, which on numerous occasions has been voted the 'Best kept village in Wiltshire.' The village consists predominately of attractive period houses and has a thriving community, there is a wonderful pub and village shop with post office, a Keep and a playing field. The major centres of Devizes, Trowbridge, Melksham and Chippenham are within easy reach and the cities of Bath and Salisbury are both within a thirty mile radius.

Planning Permission Details

Planning Permission with conditions was granted by Wiltshire Council on 3rd of December 2024 ref: PL/2023/07952. Full copies of the plans are available online or on request from Strakers in Devizes. The property may be subject to a CIL payment (details are available from the agent).

Please note old plans online show a large workshop to the rear of the site- this is not going to be built anymore and these plans have been superseded.

Services:

We understand that mains water and electricity are available in the vicinity – intending purchasers must satisfy themselves as to their availability with the appropriate authority. New owners will need to install appropriate private drainage.

Agent's Note

The plans are for illustration only. The main illustration is a computer-generated image based on the architect's drawings to show how the house may look once it has been completed

The vendors reserve the right not to accept the highest or indeed any offer. The property is approached over a shared private drive with right of way.

Community Infrastructure Levy (CIL)

We understand that the development will be subject to a CIL payment of £23,372.88. However relief from CIL is available for Self-Build Housing. Detailed information on the processes for claiming this relief is contained under Community Infrastructure Levy Guidance.

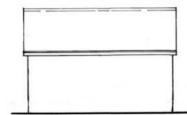
<https://www.wiltshire.gov.uk/article/8756/Community-Infrastructure-Levy-CIL>

Assumption of Liability Notice - the person(s) responsible for paying CIL must send Wiltshire Council an 'Assumption of Liability Notice' before commencement.

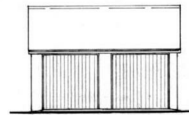
Viewing Information & Agents Note

****VIEWINGS STRICTLY BY APPOINTMENT WITH STRAKERS ONLY**** The site has been cleared but is slightly uneven under foot in places so clients walk the site at their own risk and all viewings must be accompanied.

Agents Note: Please note there was previously planning granted (now lapsed) a commercial unit to the rear of this site under PL/2021/11368. This is now not going to be built and the owner has no intention of building a commercial unit anymore on the site, or anything further.



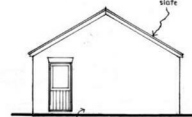
west elev.



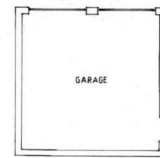
east elev.



north elev.

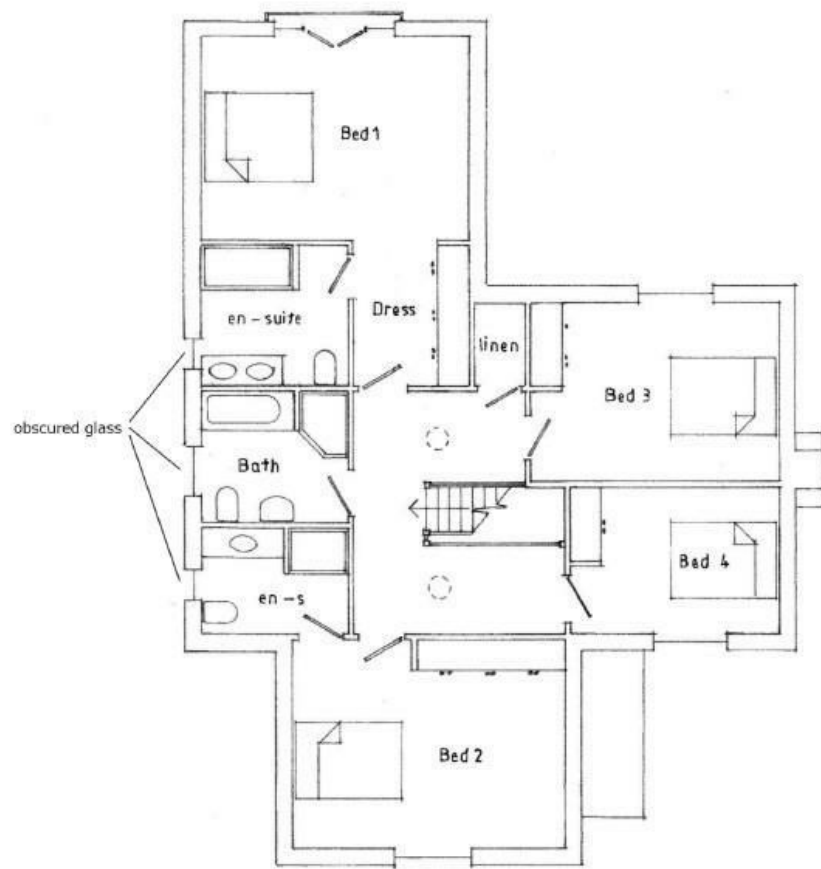


south elev.

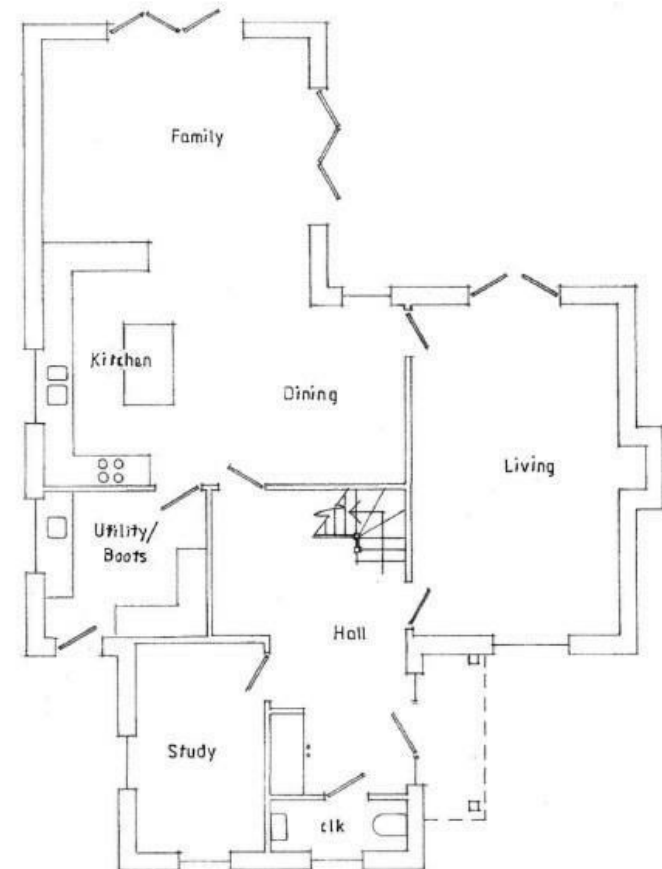


plan





first floor plan



ground floor plan

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.