

## DEVELOPMENT OPPORTUNITY

Former Catholic Church, Pettridge Lane, Mere, Wiltshire, BA12 6DG

Site with detailed planning consent for 7 houses

Connells





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Opportunity

Connells are delighted to offer an exciting residential development opportunity in the sought-after village of Mere, Wiltshire. Located on Pettridge Lane, the site has full planning consent for the demolition of the former St Mary’s Catholic Church and the construction of 7 new homes (6 semi-detached and 1 detached) with associated parking and access.

The site is set to be sold as a Freehold opportunity with Vacant Possession.

Method Of Sale

To be sold by Informal Tender. Unconditional offers are sought for the freehold with vacant possession. Bids are to be received no later than **12:00pm, Monday 10th March 2025.**

Land

The site features the former Catholic Church of St Mary, positioned towards the south of the plot, with a spacious hard-standing car park to the north. The site is approximately 0.45 Acres/0.20 Hectare in size. The surrounding grounds include raised areas of shrubs and grass to the north and west of the church, as well as areas of ruderals scattered across the site. To the east, the site borders the main road, offering convenient access.

Situated within the settlement boundary of Mere, just south of the town centre, the site benefits from a prime location surrounded by residential properties on all sides. It lies within a designated Special Landscape Area and is accessed via Pettridge Lane, a Class C road. Notably, the site is near two Grade II listed buildings, 1 Pettridge Lane and Hatherleigh, which are part of the nearby Conservation Area. Additionally, a public footpath runs along the southern edge of the site, enhancing connectivity.

Location

Mere, a charming town in Wiltshire, is renowned for its picturesque setting, historic character, and strong community feel. Nestled at the edge of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, Mere offers a tranquil yet well-connected lifestyle. Its historic streets, independent shops, and welcoming atmosphere make it an attractive place for residents. The town is home to essential amenities, including schools, healthcare facilities, and recreational spaces, catering to families and individuals alike.

Mere’s strategic location is another major advantage. It sits just off the A303, providing excellent road links to nearby towns such as Salisbury and Warminster, as well as further afield to London and the Southwest. This accessibility, combined with its rural charm, makes it a desirable location for those seeking a balance between countryside living and modern convenience. With demand for housing in scenic, accessible areas on the rise, Mere presents an excellent opportunity for residential development.

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### Planning

Full Planning consent to carry out alterations to access, erect 6 no semi-detached dwellings and 1 no detached dwelling with associated parking and access arrangements (demolish existing church).

Planning application: PL/2022/06955 (Wiltshire Council)

### Viewings

The entrance to the land can be viewed from Pettridge Lane, Mere, BA12 6DG though please note that all viewings onto the land itself are strictly by appointment with Connells.

### Data Pack

A Data Pack is available upon request to include plans, technical information and relevant surveys.





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### New Homes & Values

Our New Homes Team will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed scheme and advice on marketing the new homes.

Please contact Oliver Robins on

E: [Oliver.robins@connells.co.uk](mailto:Oliver.robins@connells.co.uk)

T: 07514 308795

### Contact details

For more information, or to make an offer for the subject land, please contact:

Jack Underwood –Land Associate

E: [Jack.underwood@connells.co.uk](mailto:Jack.underwood@connells.co.uk)

T: 07858302197

The vendor reserves the right not to accept the highest, or any offer, on the site. An agreed sale will be expected to proceed to exchange and completion without undue delay.