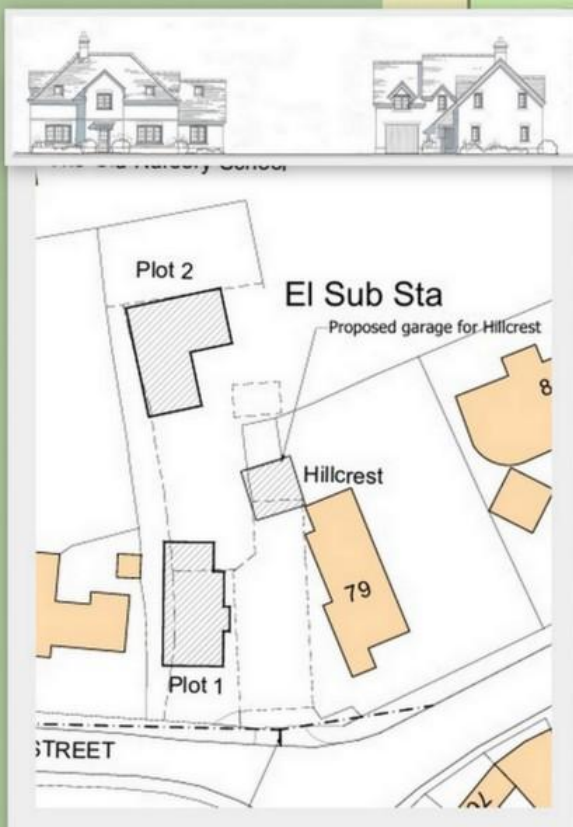


strakers



GREAT CHEVERELL
Wiltshire

Kytes Garage and Hillcrest SN10 5XR



An Attractive Village House And Former Garage In The Centre Of This Much Sought After Village- Providing A Fine Re-development Or Multi Generational Living Opportunity

Hillcrest is an attractive detached house and annexe with established gardens, grounds and fabulous rural views. The adjoining Kytes Garage is a village garage premises and additional small café to the front, with planning permission for two new dwellings.

In all the whole site is about 1.6 acres

GUIDE PRICE £1,250,000

Hillcrest and Kytes Garage, High Street, Great Cheverell, Wiltshire, SN10 5XR.

This is an exciting and unique residential development opportunity in the heart of this charming village with wonderful views over open countryside to the rear. The whole site comprises a 4 bedroom detached period house with a self contained annexe, a village garage, a large yard, workshops, a café, plus a large paddock to the rear.

Full planning permission has already been granted for the demolition of the garage/workshop and café and for the subsequent erection of two detached houses (as per the attached plan):

- 1 x Four bedroom detached house (GIA 188m²) with three parking spaces.
- 1 x Five bedroom detached house (GIA 202m²) with a single garage and two parking spaces

SALES ADVICE: We would be happy to advise further on the achievable values of these two homes (subject to specification), or indeed any alternative schemes.

SITUATION: The site is set in the centre of the highly sought after village Great Cheverell, in a Conservation Area. This thriving village is perfect for families and has a range of amenities including an outstanding primary school Holy Trinity, excellent nursery, an active village hall, a friendly public house and a church. The historic market town of Devizes is some five miles north with a wider range of facilities including town centre shopping, a leisure centre with swimming pool, museum, theatre and thriving weekly market. The renowned Dauntsey's and Lavington schools are in the neighbouring villages of West Lavington and Market Lavington. The major centres of Bath, Swindon, Salisbury and the country towns of Trowbridge, Chippenham and Marlborough are all within a thirty mile radius, with the further benefit of mainline railway stations situated in Westbury, Pewsey and Chippenham.

LOCAL AUTHORITY: Wiltshire Council, County Hall, Bythesea Road, Trowbridge BA14 8JN / Tel: 0300 4560100

PLANNING APPLICATION REFERENCE NO: PL/2024/09776— full details are available on the Wiltshire Council planning portal. CIL: We are advised there is a Community Infrastructure Levy due on this development site in the sum of £27,482.79.

Agents Note: Contamination reports have already been carried out by the owners and are available upon request by any interested parties.

SERVICES: With regards to the development site we understand that mains water, drainage and electricity are all in the vicinity of the site. Intending purchasers must satisfy themselves as to their availability with the respective authorities. Hillcrest: Tenure: Freehold. EPC Rating: E. Council Tax: Band E (main house) and A (annexe). Oil fired central heating, mains water, drainage and electricity. There is underfloor heating to the annexe ground floor & shower room.

VIEWING: Strictly by appointment only.

Offers are invited to be submitted in writing to Guy Straker in the Devizes office, by email or letter. Your offer should state the amount payable, any conditions related to the purchase as well as confirmation of the method of funding. Please note the vendors reserve the right not to accept the highest or indeed any bid.



6/7 Market Place, Devizes, Wiltshire, SN10 1HT Tel: 01380 723451 strakers.co.uk

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