



📍 Unit 1-4, The Wharf Marlborough Road, Pewsey, SN9 5NT

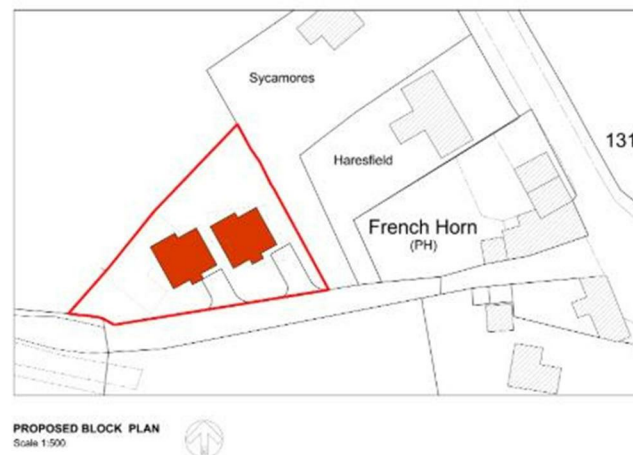
🏠 £325,000

0.3 acre site with planning permission to demolish existing commercial units and erect two homes

- Sealed bids invited by 3rd August 2026
- No through road
- Planning permission to demolish existing units and build two homes
- Walking distance to Pewsey High Street
- Countryside walks on doorsteps
- Close to Kennet & Avon Canal
- 0.3 Acre site

🏠 Freehold

📊 EPC Rating



An increasingly rare residential development opportunity comprising two existing single-storey commercial units occupying a site of approximately 0.3 acres, situated at the end of a quiet no-through road in the heart of Pewsey.

The site benefits from full planning permission for the demolition of the existing commercial buildings and the construction of two substantial three-bedroom detached dormer bungalows, each extending to approximately 1,500 sq ft of accommodation. Full planning details can be viewed on the Wiltshire Council planning portal under reference PL/2024/08990.

The approved scheme has been thoughtfully designed to create two attractive and highly efficient homes, blending traditional village styling with modern family living. The proposed elevations feature dormer windows, generous glazing and an open porch entrance, providing strong kerb appeal while remaining sympathetic to the surrounding area.

The ground floor accommodation of each dwelling is arranged around a central entrance hall and comprises a spacious dual-aspect lounge, a large open-plan kitchen/breakfast room, utility room and cloakroom. A generous principal bedroom suite is also located on the ground floor and benefits from a dressing area/wardrobe and private en-suite shower room, offering flexibility for downsizers or multi-generational living.

The first floor provides two further double bedrooms, a family bathroom and a central landing, together with useful eaves storage areas.

The Wharf occupies a tucked-away position at the end of a no-through road, providing a sense of privacy while remaining conveniently located for the excellent amenities, railway station and thriving community that Pewsey has to offer.

The combination of a consented scheme, desirable village location and well-designed accommodation creates an excellent opportunity for developers, investors or self-build purchasers seeking a straightforward project in one of Wiltshire's most sought-after villages.

Location

Pewsey – A Perfect Blend of Countryside and Convenience

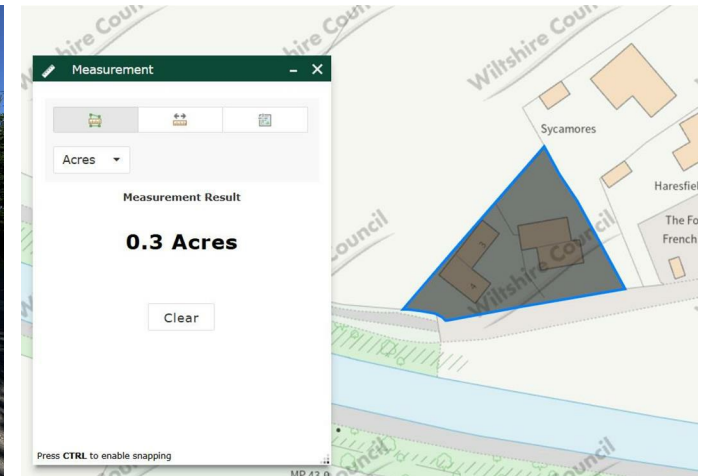
Set in the heart of the Vale of Pewsey, this picturesque and historic village offers a rare mix of rural charm and modern amenities. Surrounded by stunning Wiltshire countryside and within an Area of Outstanding Natural Beauty, Pewsey is ideal for families, professionals, and nature lovers alike.

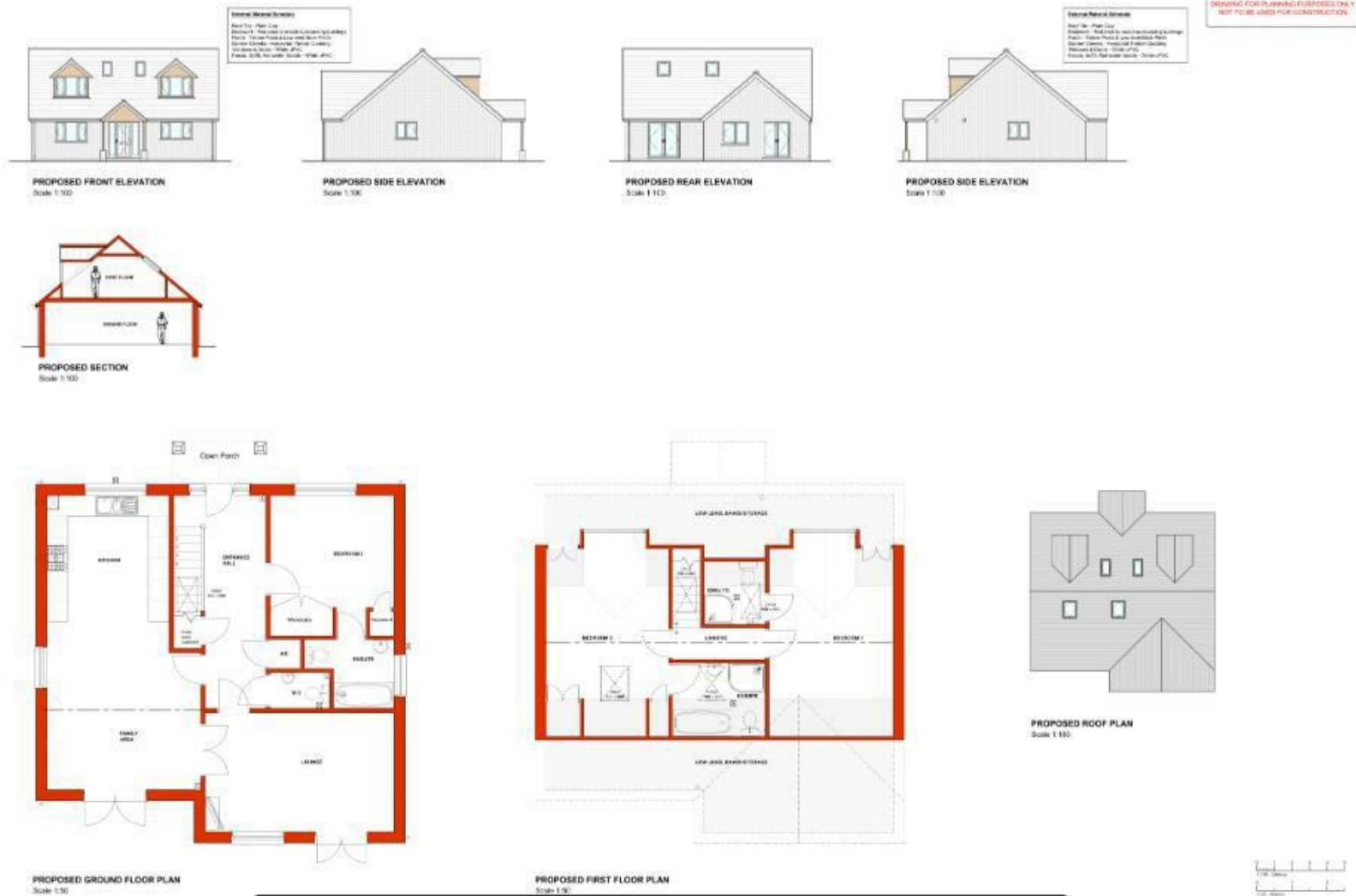
The village centre provides independent shops, cafes, pubs, a Co-op, medical and dental services, plus a thriving arts scene and Heritage Centre. For fitness and leisure, Pewsey Sports Centre includes a gym, pool, and classes, with nearby trails and the Kennet & Avon Canal offering outdoor pursuits.

Educational options are excellent, with Pewsey Vale School nearby and respected independent schools such as St Francis, Marlborough College, and Dauntsey's within easy reach.

Transport links are superb—Pewsey Station offers direct trains to London Paddington in around 1 hour, and the A303 and M4 provide easy road access to London, the South West, and beyond.

Despite its peaceful setting, Pewsey is close to Marlborough, Devizes, and Hungerford, offering further amenities, dining, and shopping—all framed by the beautiful North Wessex Downs.





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.