

# VILLAGE BUILDING PLOT

Mill Lane, Corston, Malmesbury, Wiltshire SN16 0HB



AJW

LAND & DEVELOPMENT

# VILLAGE BUILDING PLOT

Mill Lane, Corston, Malmesbury,  
Wiltshire SN16 0HB

A substantial building plot with planning permission  
for a detached 4 bedroom house and double garage.  
Set in half an acre of grounds.

For sale by private treaty

**Guide Price £350,000**

## SITUATION

Corston is a small rural village in the county Wiltshire. The village is situated just 2.5 miles south of the historic market town of Malmesbury and 7 miles north of the town of Chippenham. The larger centres of Cirencester, Swindon, Bath and Bristol are easily accessible, providing a more extensive range of shopping and recreational facilities.

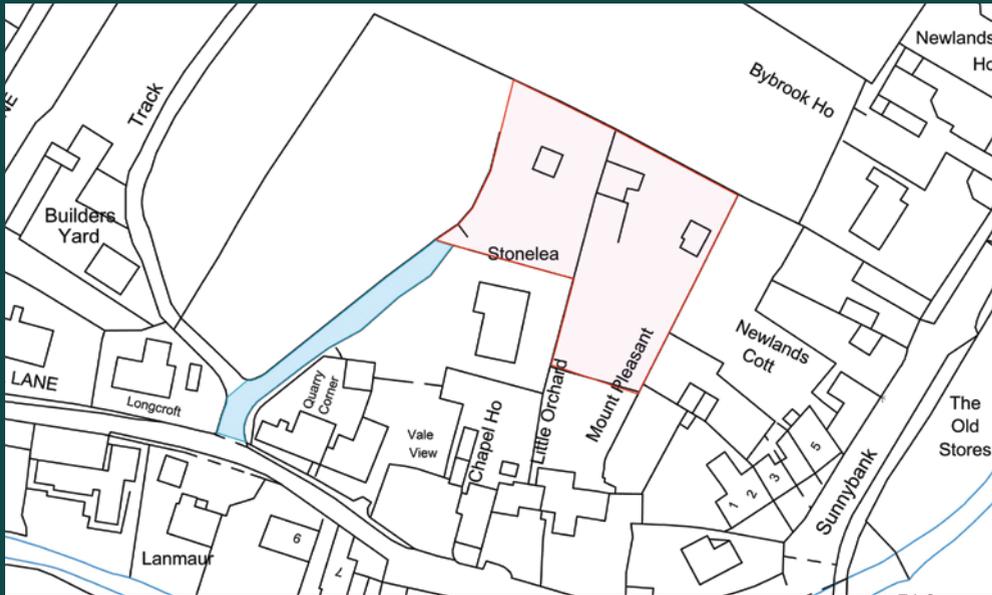
Communications are excellent with the M4 motorway junction 17 being 3 miles to the south and Chippenham rail station being 7.5 miles south putting London (Paddington) just over 1 hour travelling distance.



PROPOSED REAR (WEST) ELEVATION



PROPOSED FRONT (SOUTH) ELEVATION



## THE PROPERTY

A substantial detached “L” shaped building plot set in a quiet rural setting extending in all to about half an acre. The property is approached along a private driveway from Mill Lane as shown shaded blue on the Sale Plan, where full access rights are provided. The site has previously been utilised for the storage of building materials.

The property will be constructed of traditional Cotswold stone and timber clad, under a natural slate roof. It has been designed with open plan and sociable living making it a fantastic property for a family home. The permission benefits from a large open kitchen and dining room, utility, downstairs WC and a further living/ games room. Upstairs includes four double bedrooms each with their own dressing room, three en-suites and a family bathroom. Attached to the west elevation is a double garage.

The planning consultants have confirmed the gross internal area of the plot including the garage is 432 m2 (4,650 sq.ft.).

## PLANNING CONSENT

Detailed planning permission was granted by Wiltshire Council on 18th September, 2025 (ref: PL/2025/02383) for the erection of a dwelling and associated works. A further application was submitted in February, 2026 to discharge Condition 5 in the Decision Notice. Further information on the planning permission is available from the Selling Agents.

## COMMUNITY INFRASTRUCTURE LEVY

Prospective buyers are required to take their own advice on the CIL Calculation and the potential to apply for self-build exemption.

## BIODIVERSITY NET GAIN

The planning application includes an area within the red line for Biodiversity Net Gain, see “Post Development Habitat Plan”. Prospective buyers are required to undertake their own calculation and advice on providing BNG.

## RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreements if any affecting the same.

## VIEWING

Strictly by prior appointment through the Selling Agents (01666 318992).

## METHOD OF SALE

For Sale by Private Treaty.

## TENURE

The property is freehold with vacant possession on completion. The neighbouring properties also have a right of way to use the private access. There are shared maintenance obligations for some of the properties that have a right of way over the access track.

## SERVICES

Prospective purchasers are required to seek confirmation from the various utility companies that mains services are available.

## SELLER’S SOLICITOR

Forrester Sylvester Mackett, 59 High Street, Malmesbury, Wiltshire SN16 9AH.  
Tel: 01666 822671.

## LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 0300 4560 1000.

GROUND FLOOR PLAN



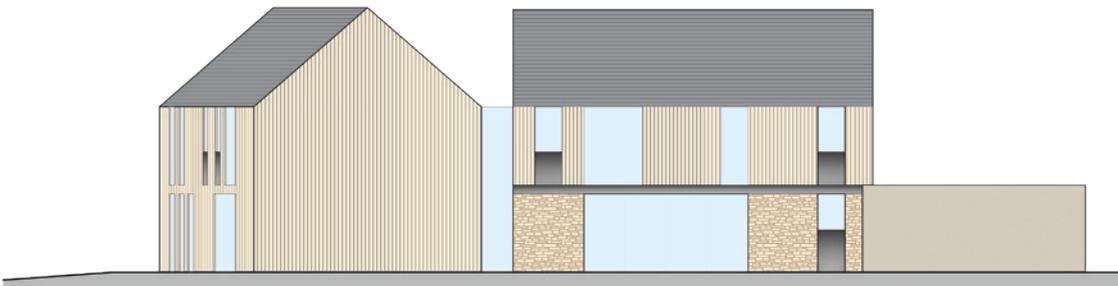
FIRST FLOOR PLAN



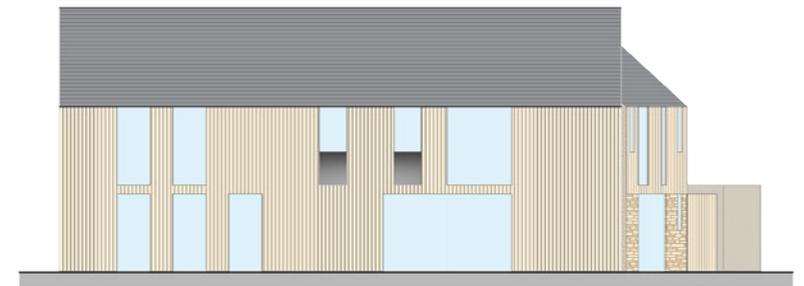
SITE PLAN



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES.  
anthony@ajwlanddevelopment.co.uk www.ajwlanddevelopment.co.uk  
01666 318 992 07552 044 742

These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: March 2026.