

Land at 127 East Gomeldon Road,
Gomeldon

Computer Generated Image



A building plot with independent access and full planning for conversion of existing outbuildings to a residential dwelling, standing in 3.1 acres.

Land at 127 East Gomeldon Road, Gomeldon, Salisbury, SP4 6NB

- Planning (Ref PL/2023/08818) was granted on 16th August 2024 for: “Conversion of existing barns to form a single storey two-bedroom residential dwelling (Use Class C3) and associated works”
- Potential for redevelopment and for an equestrian / residential small holding.
- About 3.1 acres in total.

The Property

The property sits back from the village road in a lovely semi-rural position, accessed down a private track to the existing barns. The existing buildings have previously been used as stables and has 3 phase electrics already connected.

Standing in grounds of 3.1 acres, the site has full planning permission for conversion of the existing outbuilding to a single storey bungalow providing a kitchen/living/dining room, study, plant room, two bedrooms (one ensuite) and a family bathroom.

Outside

The planning permission provides for associated landscaping around the new dwelling. With reference to the plan, the full property extends to about 3.1 acres, of which nearly 2.5 acres is gently undulating paddock.

Location & Amenities

The property is situated in a semi-rural location in the Bourne Valley village of East Gomeldon. There is a primary school and the neighbouring villages of Porton (1.5 miles) and the Winterbournes (1.2 miles) provide a good range of facilities, local gastronomy and amenities including a convenience store in Porton.

The beautiful Cathedral city of Salisbury (6 miles) is easily accessible and all its amenities including shopping and leisure, cultural, and recreational facilities.

(All distances and times approximate)





Additional Information

Services: 3 phase mains electricity. Mains gas on the road. No drainage at present.

Outgoings: None presently registered.

EPC: N/A

Local Authority: Wiltshire Council

Method of Sale: The Freehold is available for sale by Private Treaty with vacant possession on completion

Agents' Note: The Vendors will reserve a right of access up the lower part of the drive to access their garden. The illustrative plans are indicative and for reference only.

VIEWINGS: Strictly by prior appointment with the Sole Agents Myddelton & Major.





Disclaimer Notice

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