

# Mistle Bourne



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**AREA SCHEDULE:**

Plot 1 = 198.5 sqm  
 Plot 2 = 198 sqm  
 Plot 3 = 185sqm

Total 3 dwellings @ = 581.5sqm

Each dwelling has following:  
 4 bedroom  
 Follows local building line on street  
 parking for 3+ cars  
 turning for vehicles on plot  
 electric vehicle charging points  
 Bin/bike store provision  
 Private garden space  
 Site area 0.3 Hectares

- Landscape Key**
- permeable surface to assess track - shared surface
  - gravel to drive area
  - lawn to gardens
  - paving to patios and path
  - timber sleepers to edging levels and steps
  - 2m close boarded timber fence around boundary and between plots
  - native hedgerow
  - banked areas with wildflower mix
  - new tree planting around frontage and along southern boundary.
  - existing structure removed on site
  - Tree Root area
  - Protection fencing line
  - Minimum area where care is needed when removing the existing hard surfacing

rev a\_09-07-2024\_drive to plot 1 amended, notes on bank added

Name: Mrs Gunn		Planning	
Plot: Mistle Bourne The Avenue, Porton, Salisbury, SP4 0NT	Drawing No: 436-02-008	Revision: A	
Title: Proposed site - option D4	Date: 230 003	Print Date: May 2024	

**birch**architects  
 Lambourne, Grove Lane, Redlynch, Salisbury, Wiltshire, SP4 2NR  
 T: +44 (0)1725 510407  
 E: info@bircharchitects.co.uk

**LAND AT PORTON, SALISBURY, WILTSHIRE SP4 0NT**

**01722 238711**





**LAND AT PORTON, SALISBURY, WILTSHIRE SP4 0NT**

**PRICE GUIDE: £575,000**

A development site approaching 0.44 acre with planning approved for the construction of 3 x no 4 bedroom detached family homes. The site presently houses a 1960's detached chalet bungalow.

Planning consent (PL/2024/04928) was granted in February 2025.

**LOCATION:** Porton is a popular village about 5 miles to the north east of Salisbury located in the Bourne Valley. Local facilities include a shop, doctors surgery, primary school, pub, hairdresser and very busy garden and aquatic centre. Salisbury offers a comprehensive range of shopping, recreational, cultural, educational and medical amenities including a theatre, cinema and arts centre, twice weekly market, a variety of private fitness centres, Five Rivers Health and Wellbeing Centre, tennis clubs, golf courses and Salisbury District Hospital (on the southern edge of the city). Salisbury has a mainline railway station serving London (Waterloo) and the West Country; there is also a station at Grateley approximately 13 minutes drive away. There are good road links to London via the A303/M3.

**DIRECTIONS:** From the cathedral city of Salisbury proceed towards Amesbury along the A345 taking the third exit at the park and ride roundabout onto the Portway. Follow the road to the next roundabout and take the second exit (still following the Portway). At the second set of traffic lights (with Westover Land Rover of Salisbury on the right hand side) follow the road all the way into Porton. Proceed through the village staying on the A338 (Tidworth Road) to the end of the village and the plot can be found on the right hand side clearly identified by the BAXTERS For Sale Board.

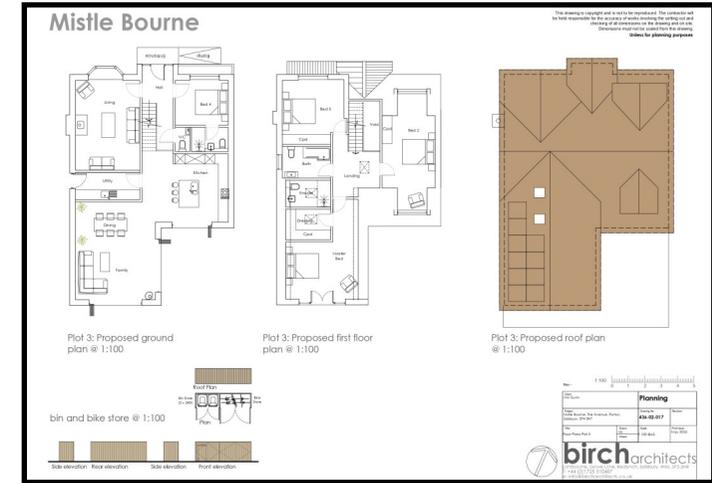
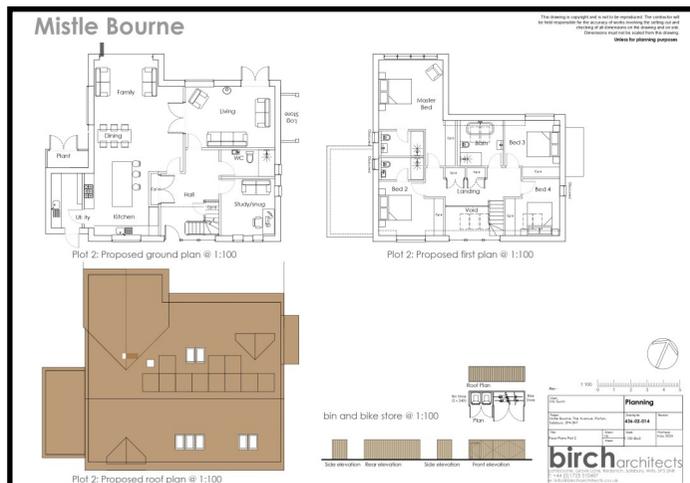
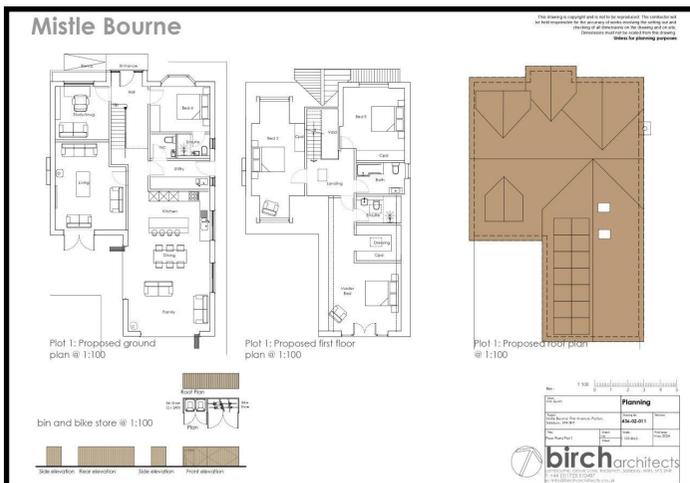
**PLOT 1**



**PLOT 2**



**PLOT 3**





**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10824.