

# Waymark

**Faringdon Office**

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**FOR SALE**

**Residential Development**

**With Planning Approval for a Detached Dwelling**



**The Hyde, Purton, Swindon, SN5 4EA**

A rare opportunity for a detached dwelling on a total site of c. 0.65 acres



Chartered Surveyors | Estate Agents | Planning & Development

Offices in Faringdon and Wantage

Directors: E C Preece MRICS J L Preece MRICS H J Sutcliffe Y J Hallard



## LOCATION

Purton is a small Wiltshire village lying to the north-west of Swindon and provides a range of shops and amenities as well as primary and secondary schools.

## THE SITE

A slightly graded site, set down a small no-through lane and currently comprising pasture-land. It lies within a row of detached dwellings and has far-reaching rural views to the north. The area of the site subject to the planning consent is approximately 0.4 acres. Also included in the sale is some additional land which extends to approximately 0.25 acres.

## PLANNING

Full planning permission was recently granted by Wiltshire Council on the 29<sup>th</sup> December 2023 for a detached dwelling with double garage and garden room. Ref: PL/2023/06960. Click [HERE](#) for further information on the Wiltshire Council planning portal.

Approximate Floors area (gross internal): *House – 2,055 sq ft Garage – 490 sq ft Garden Room – 300 sq ft*

The development will be subject to a CIL payment to Wiltshire County Council unless the purchaser qualifies for relief as a self-builder. Buyers should satisfy themselves as to the relevant criteria for this.

## UTILITIES

We understand that mains water, electricity, and BT are available in the locality (in the lane and via overhead lines). We have undertaken a drainage search through Thames Water which shows that there is no mains drainage to the site although there is a mains pumping station located nearby. We anticipate that the adjacent properties have their own private foul and surface water arrangements.

## GUIDE PRICE

£400,000 for the freehold interest with the benefit of the detailed planning consent.

## CONTACT DETAILS

Edward Preece MRICS 07880 728188 [ep@waymarkproperty.co.uk](mailto:ep@waymarkproperty.co.uk)

Site access is available by arrangement but can be clearly viewed from The Hyde. Please note, there is no vehicle access directly on to the site and with the narrow lane, it is easier to park just off Church Street and walk down to the site.

### Misrepresentation Act

These particulars are believed to correct but accuracy cannot be guaranteed, and they are expressly excluded from any contract. Jan 2024







