



Development Opportunity with PIP
For one self-build unit

Guide Price £200,000

0.61 hectares (approx. 1.5 Acres)
Land at The Green, Great Cheverell
SN10 5XN

COOPER
AND
TANNER



Plan for identification purposes only.

Approx. 1.5 acres Land at The Green Great Cheverell, SN10 5XN

- Residential Development opportunity
- With planning in principle for 1 unit
- Desirable village location
- Local amenities closeby

Description

We are delighted to be able to offer this development opportunity with planning in principle currently achieved.

The land at The Green in Great Cheverell is situated to the North East side of the village. The embankment of the railway runs the whole length of the northern boundary. The topography of the land is level and there are some mature trees on site. Main access is directly onto the road named The Green.

The village is a desirable location, and the land would lend itself to a custom-built property.

Method of Sale

For Sale by private treaty, offers invited.

Planning

Planning in principle was granted on 11 April 2024 for the erection of 1 No. self-build dwelling with associated works. For more information related to this planning application please log onto the Wiltshire Planning Website and use planning application reference number PL/2024/04957.



Location

Great Cheverell is a pretty village situated in the Wiltshire countryside and is well placed for rural walks and bicycle rides. This thriving village has a range of amenities including a general store, church, village hall, primary school, nursery, pub and a garage. The historic market town of Devizes is approx. five miles north with a wider range of facilities including town centre shopping, a leisure centre with swimming pool, museum, theatre and thriving weekly market. The major centres of Bath, Swindon, Salisbury and the country towns of Trowbridge, Chippenham and Marlborough are all within a thirty-mile radius, with the further benefit of mainline railway stations situated in Westbury, Pewsey and Chippenham.

Viewings

Viewing is strictly by appointment only, please contact Darren Woodyer on 01373 455060 option 5. Please note this is a parcel of bare land open to the elements and suitable precautions and care should be taken during viewings.

Local Council:

Wiltshire Council

Services: Prospective purchasers must satisfy themselves as to the location and capacity of any services.

Tenure: Freehold



Motorway Links

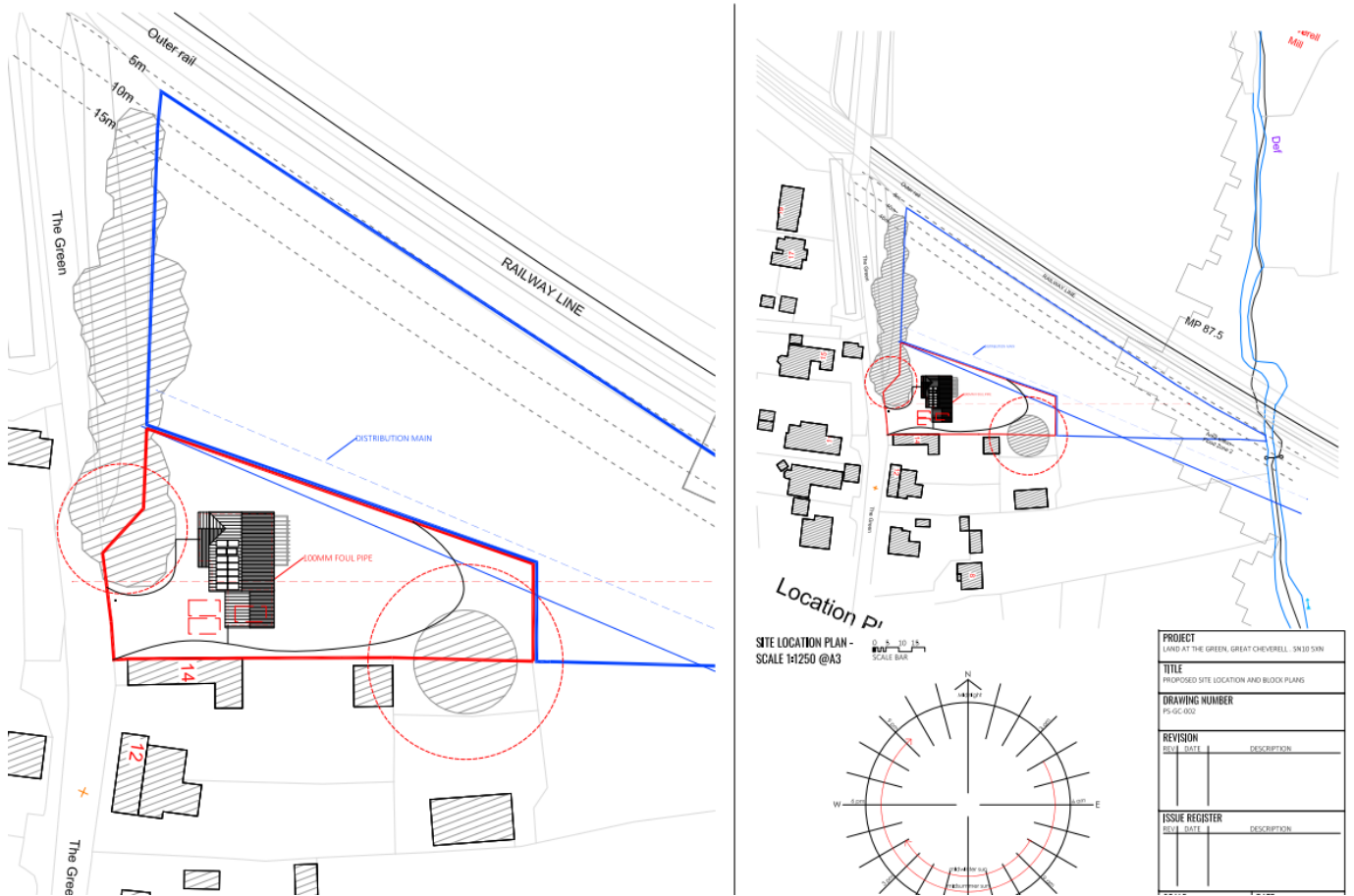
- A360
- A303



Train Links

- Westbury
- Pewsey
- Chippenham

Proposed site location and block plan



Wayleaves, easements and rights of way

The land will be subject to and with the benefit of all rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cable, drains, water and gas and other pipes whether referred to in these particulars or not.

Important Notice –

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- The particulars are prepared in good faith to give a fair, and substantially correct, overall description for the guidance of intending purchasers. They do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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DEVELOPMENT

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