



SPENCERS

Full Planning Permission - Exceptional Development Opportunity



A rare opportunity to acquire a prime residential development site with full planning permission, granted July 2024, for the demolition of two existing buildings and the creation of a stunning detached single-storey dwelling with a car port, set in a tranquil semi-rural location.

The approved scheme delivers:

- Proposed dwelling footprint: 204.17 sq.m (2,198 sq.ft)
- Proposed car port/garage: 42.46 sq.m (457 sq.ft)
- Total approved footprint: 246.63 sq.m (2,655 sq.ft)

The architectural plans showcase a beautifully designed contemporary residence combining natural timber, black engineering brick and zinc/slate roofing, blending seamlessly with the rural surroundings. The layout offers open-plan kitchen/dining/living spaces filled with light, a verandah for indoor-outdoor living, four generous bedrooms (including a luxurious principal suite) and modern family accommodation.

Occupying an enviable position at Greenacres Farm, the new dwelling will enjoy panoramic views across open farmland and rolling valleys, providing a truly idyllic backdrop. The generous plot size ensures privacy and a sense of exclusivity, whilst remaining well connected to the nearby village of Coombe Bissett and Salisbury beyond.

This is an outstanding development prospect with an estimated Gross Development Value (GDV) of £1,250,000, once completed to specification.

Offers Over £400,000

Building plot at Coombe Bissett

Rockbourne Road, Salisbury, SP5 4LP