



Residential development site with full planning consent for
Two detached two storey homes and three pitched roofed garages

Land rear of 8 Westbury Road, Warminster

Guide Price £255,000 Freehold

COOPER
AND
TANNER

Land to the rear of 8 Westbury Road

Warminster

BA12 0AN

Key Features

- Superb residential development opportunity
- Full planning consent for two quality new build homes
- Close to Town of Warminster
- Wiltshire Planning application ref: PL/2024/04959
- Exempt of BNG requirements

Description

We are delighted to present an exceptional development opportunity on land to the rear of **8 Westbury Road, Warminster**, with **full planning consent for two detached homes**.

The site is accessed via the side of the existing property and benefits from a gently sloping topography, descending towards the railway line at the rear. Importantly, the land is **outside any flood zone catchment**, offering peace of mind for future development. Please note: This site will be subject to a **Community Infrastructure Levy (CIL) payment**.

Cooper and Tanner Warminster residential office (01985 215579) will be well placed to comment upon the local market and provide guidance on potential completed development sales prices.

Interested parties must undertake their own investigations and satisfy themselves in respect of potential scheme end values.

Planning

Planning was approved on 3/12/2025, further details regarding the planning consent are available from the selling agent or can be found via the Wiltshire Council online Planning Portal using reference PL/2024/04959. Interested parties must satisfy their own planning investigations.

Location

The historic market town of Warminster on the western edge of Salisbury Plain, offers a wide range of shopping including Waitrose, Lidl and Morrisons and leisure facilities including library, sports centre, Snap gym, swimming pool, churches, doctors' and dentists' surgeries, hospital, and post office.

There is a wide selection of both state and private schools in the area, and there are many places of interest to visit in the locality such as the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge. Warminster also benefits from a main line railway station to London Waterloo or Paddington (80 mins) and Bristol (60mins) whilst the nearby A303 provides excellent road links to London to the east, Exeter to the west and Bristol airport to the north-west.



Method of Sale

Private Treaty.

Viewings

Strictly by prior appointment with Cooper and Tanner.

Tel. 01985 215579.

Local Council

Wiltshire Council

Services

New mains water and electric supply required and private drainage system. Prospective purchasers must satisfy themselves as to the location and capacity of any services.

Tenure

Freehold. Vacant possession upon completion.

CIL Payment

The site will be subject to a CIL payment (To be confirmed)



Motorway and Road Links

- A35/A350
- A303/M5



Train Links

- Warminster Station
- Dilton Marsh Station
- Westbury Station



Nearest Schools

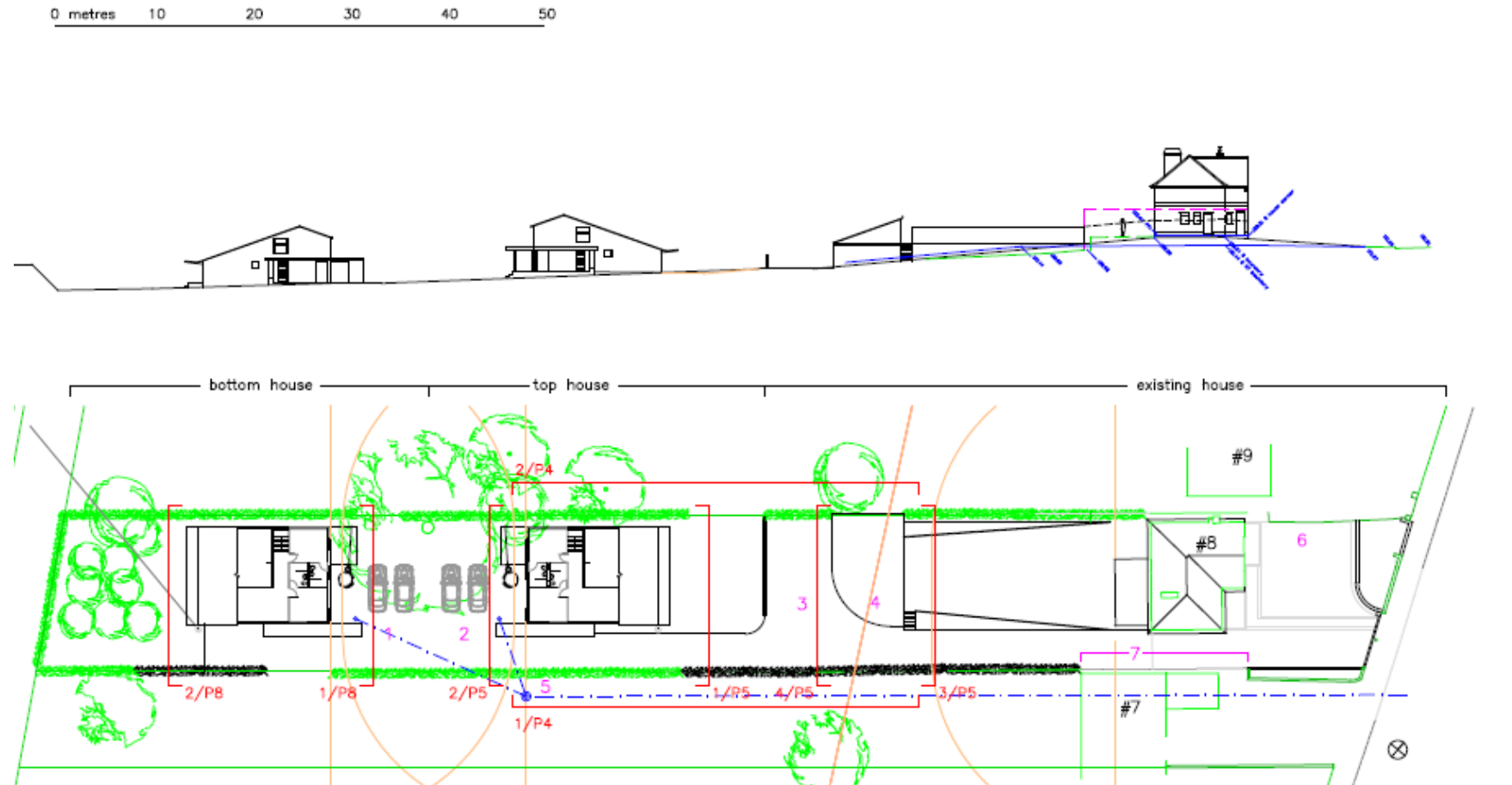
- The Avenue Primary School & Children's Centre
- New Close Primary School & Pinecroft Primary School
- Kingdown Secondary & Sixth form
- Warminster School





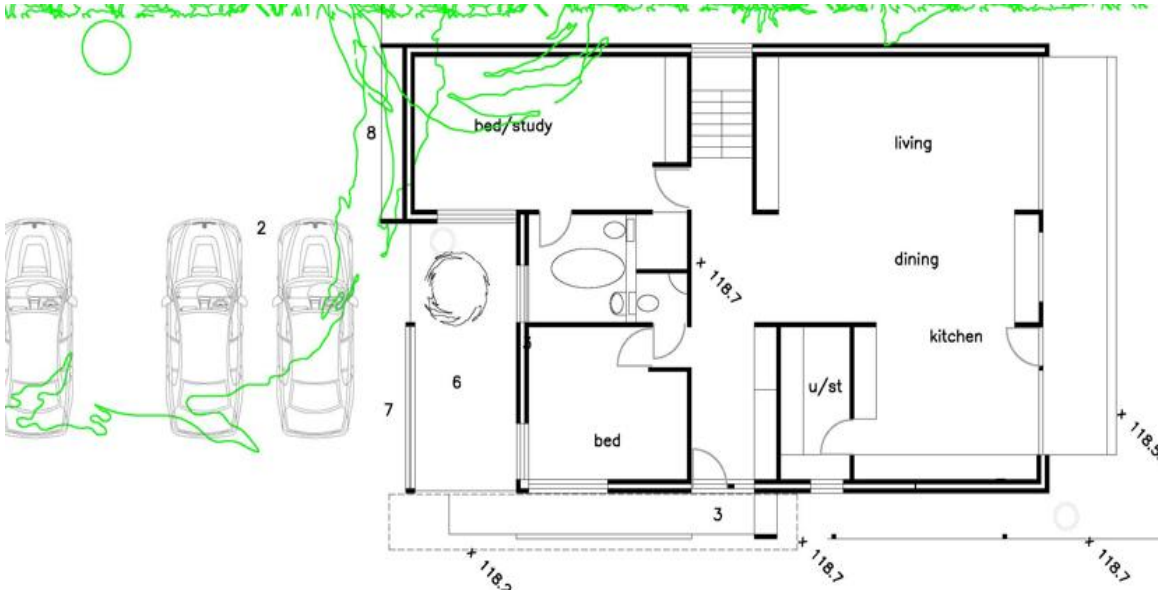
Plan for identification purposes only

Site Block Plan

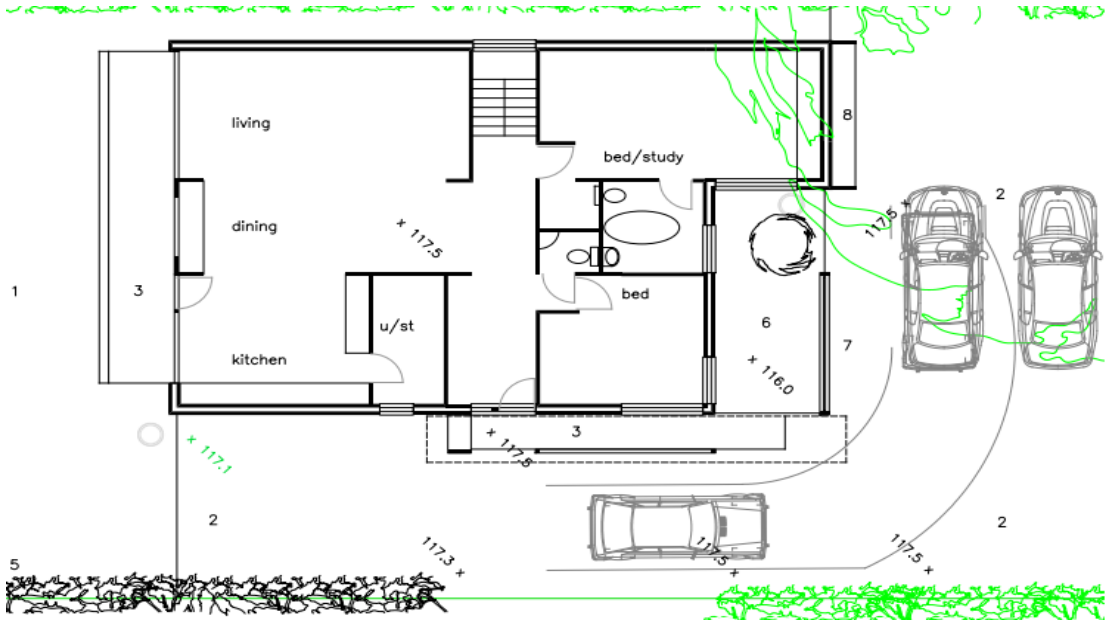


Proposed Ground Floor plans

Top House

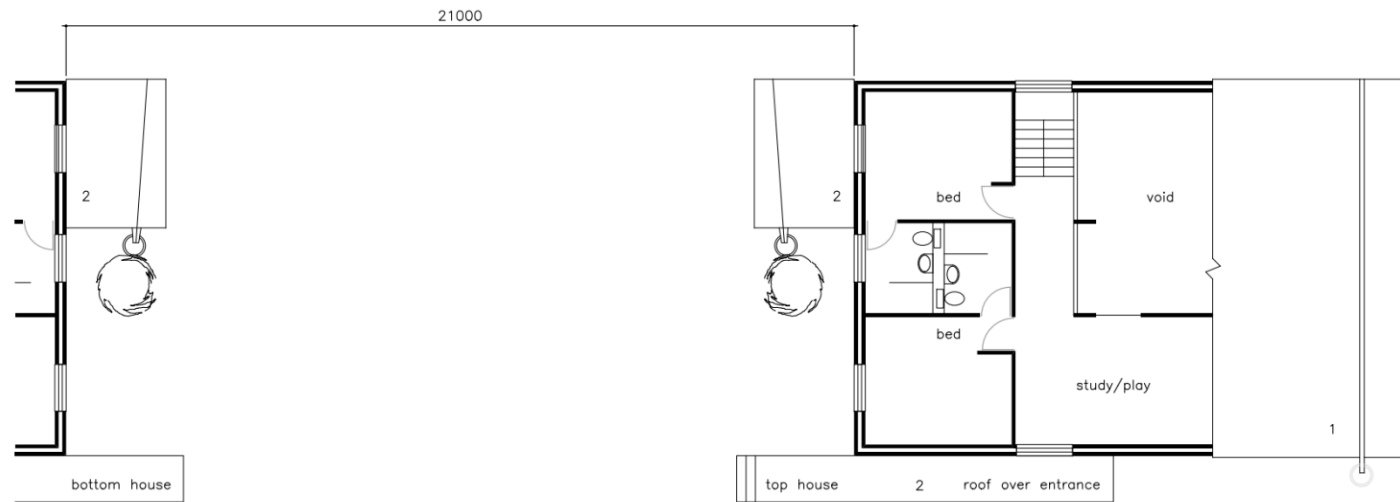


Bottom House

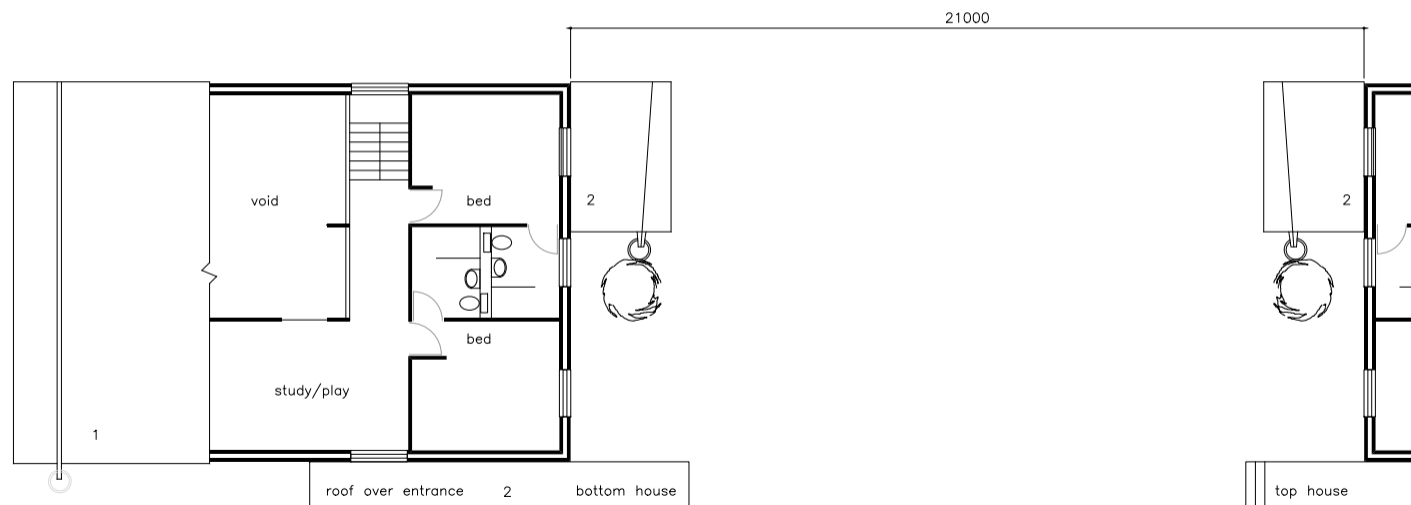


Proposed First Floor Plans

Top House



Bottom House





**COOPER
AND
TANNER**

DEVELOPMENT DEPARTMENT

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.