



**Residential Development
Opportunity with Q class Planning
Approx. 0.77 hectares (1.92 acres)**

Guide Price £400,000

Land and Farm Buildings
Pickers Palmer Farm, Heywood, Westbury
BA13 4NE

**COOPER
AND
TANNER**



Getmapping plc 2017.



Plan for identification purposes only.

Land and Farm Buildings

Pickers Palmer Farm, Heywood, Westbury

BA13 4NE

- Q Class Development Opportunity
- Permission for 4 x 2 bed dwellings
- Rural location, close by to the town of Westbury
- Wiltshire Planning application number PL/2023/06122

Description

Located on the outskirts of Heywood, Wiltshire, Pickers Palmers Farm is a retired cattle farm with longstanding outbuildings. The building to the north of the site, and the independent building in the middle of the site is of breeze block construction, single skinned with an asbestos roof and steel A frame trusses. The site comes with a small parcel of land and has its own independent access to the East. There is restricted access to the West for emergency use only. There are uninterrupted views across to Bratton and the Westbury White Horse.

Planning

Planning was granted in September 2023 under Q class regulations for change of use of agricultural buildings to four residential dwellings. Further details regarding the full planning consent can be found via the Wiltshire Council online Planning Portal using reference PL/2023/06122. Interested parties must satisfy their own planning investigations.

Plot Descriptions

Planning for a terrace of 4 single storey 2 bed units with associated parking for 2 vehicles per unit. When built, under current market conditions, each unit will be in the region of £275,000 - £325,000, making the overall GDV of the development as a whole in the region of approximately 1.2 million.

Plot Descriptions

Curtilage Schedule		
UNIT	m2	ft2
1	61.7	664.1
2	61.7	664.1
3	61.7	664.1
4	66.7	718
TOTAL	251.8	2710.4

Accommodation Schedule			
UNIT	Beds	m2	ft2
1	2	62.3	670.6
2	2	61.6	668.4
3	2	61.7	668.4
4	2	27.5	780.4
TOTAL	8	258.1	2789.9

Uplift

Any increase in density of unit numbers or square footage, due to a revised planning application will incur an uplift.

Location

This site is located along the north side of the West Wiltshire trading estate just outside Westbury. There is a good range of shopping facilities in the town and a mainline train station – just 80 minutes to London Paddington. Trowbridge and Warminster are within 5 miles by road, and Bath about 15 miles. It is also well placed for the A303 and the M4.

Good schools are available in Westbury, Warminster, Salisbury and Bath. The base of Westbury Hill (Westbury White Horse) is just over 2 miles by lane and adjoins a network of footpaths and bridleways on Salisbury Plain including the Imber range perimeter path.

Local Council:

Wiltshire County Council

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

Tenure: Freehold

Method of Sale: Private Treaty



Motorway Links

- M4
- M5



Train Links

- Westbury mainline to London Paddington
- Warminster mainline to London Waterloo



Viewing

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

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.

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