



Residential Development site with full planning for two four-bedroom houses  
Land behind Lion & Fiddle, Devizes Road, Hilperton      £299,995 Freehold

COOPER  
AND  
TANNER



# Land behind the Lion & Fiddle

## Devizes Road

### Hilperton

### Wiltshire, BA14 7QQ

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#### Key Features

- Superb residential development site with full planning, subject to conditions
- Full planning consent for two quality new build homes
- 2 x 4 Bedroom detached with double garage and office space above
- Wiltshire Planning application ref: PL/2021/03253
- Good location close by to the popular town of Trowbridge

#### Description

We are delighted to be able to offer an exciting development opportunity with full planning for two detached dwellings on land south east of the Lion and Fiddle pub in Hilperton.

Located off the Trowbridge Road/Devizes Road/Church Road junction in Hilperton, the site is approached over a legal right of way across the Lion & Fiddle car park alongside a public footpath.

The topography of the land is level and approximately 50% of the proposed development area is surfaced with Tarmac and adjoins the car park to the public house, whilst the remainder is a tussock grassed area. Beyond the site the grass area continues to a small copse of trees including Hazel, Ash, Blackthorn and Plum.

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 2/3/2023, 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/2021/03253. Interested parties must satisfy their own planning investigations.

#### Location

Hilperton is a lovely village situated on the edge of Trowbridge, the county town of Wiltshire. The village includes a primary school, public house and popular garden centre. The areas scenic countryside enjoys a selection of beautiful walks nearby, including the Kennet and Avon Canal whilst Southwick Country Park and Biss Meadows Country Park are not far. Within the town of Trowbridge, you will discover a wide variety of facilities including the multi-screen cinema complex at St Stephens Place which is surrounded by a number of dining options. The village has excellent transport links with the A361 passing outside the village and the A350 nearby which leads to the M4 via Chippenham and the A303 and A36 to the south. Trowbridge station provides access to London as well as a short ride to the world heritage city of Bath.





## Plot Details

Ground floor each house	1065 sq ft
First Floor each house	930 sq ft
First Floor Garage each house	200 sq ft
Total Sq Ft Internally approx.	2295 – 2300 Sq Ft

## Method of Sale

Private Treaty.

## Viewings

Strictly by prior appointment with Cooper and Tanner.

**Tel. 01373 455060.** Please note this is an area of bare land and suitable precautions and care should be taken during viewings.

## 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

An amount of £30,789.42 – LA/2024/0037 will be due.



### Road Links

- A361 and A350
- M4



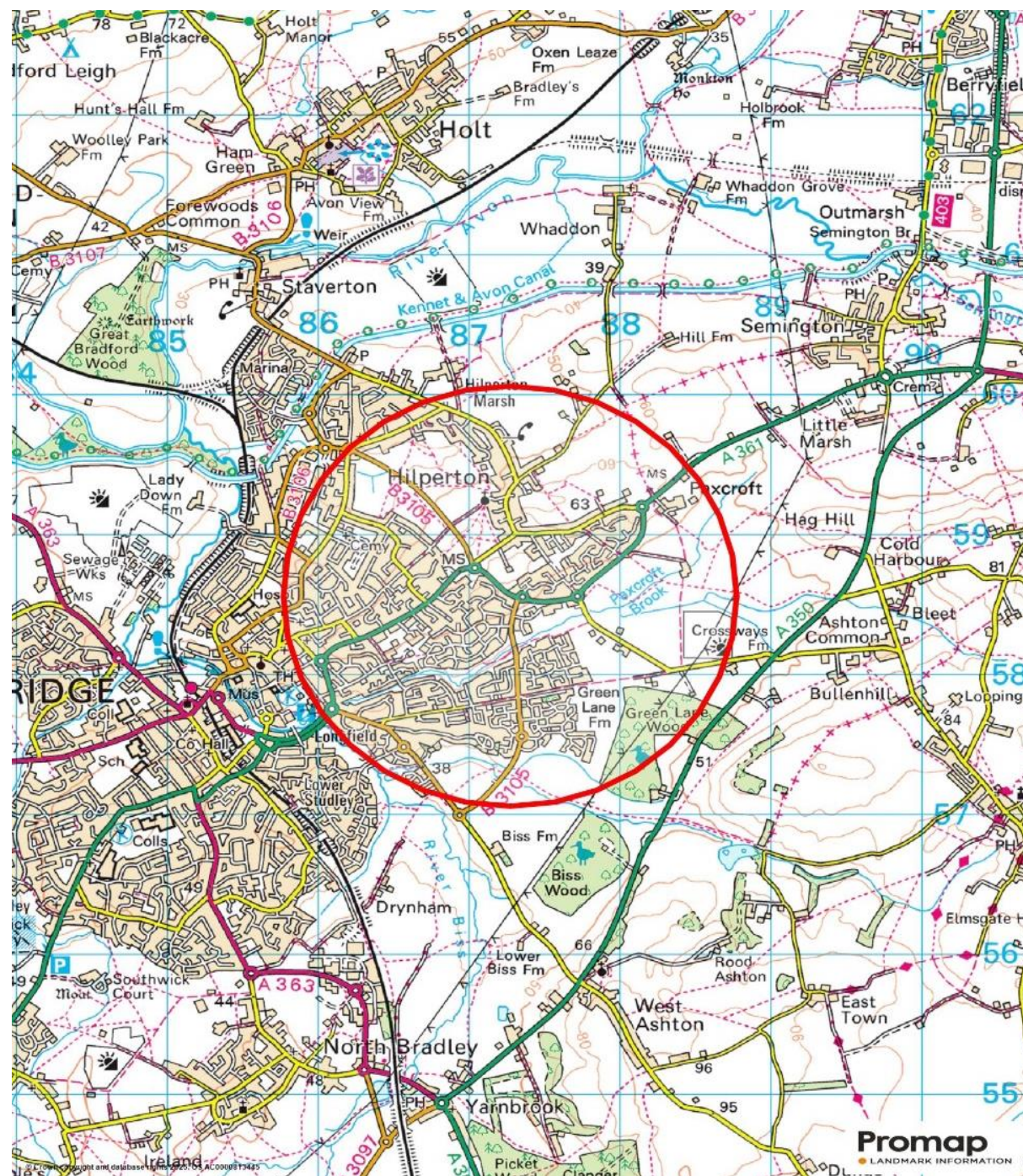
### Train Links

- Trowbridge Station (approx. 1.8 miles)
- Bradford-on-Avon Station (approx. 3.4 miles)
- Melksham Station (approx. 3.6 miles)



### Nearest Schools

- The Mead Community Primary School
- Hilperton CofE Community Primary School
- Castle Mead School & Paxcroft Primary School





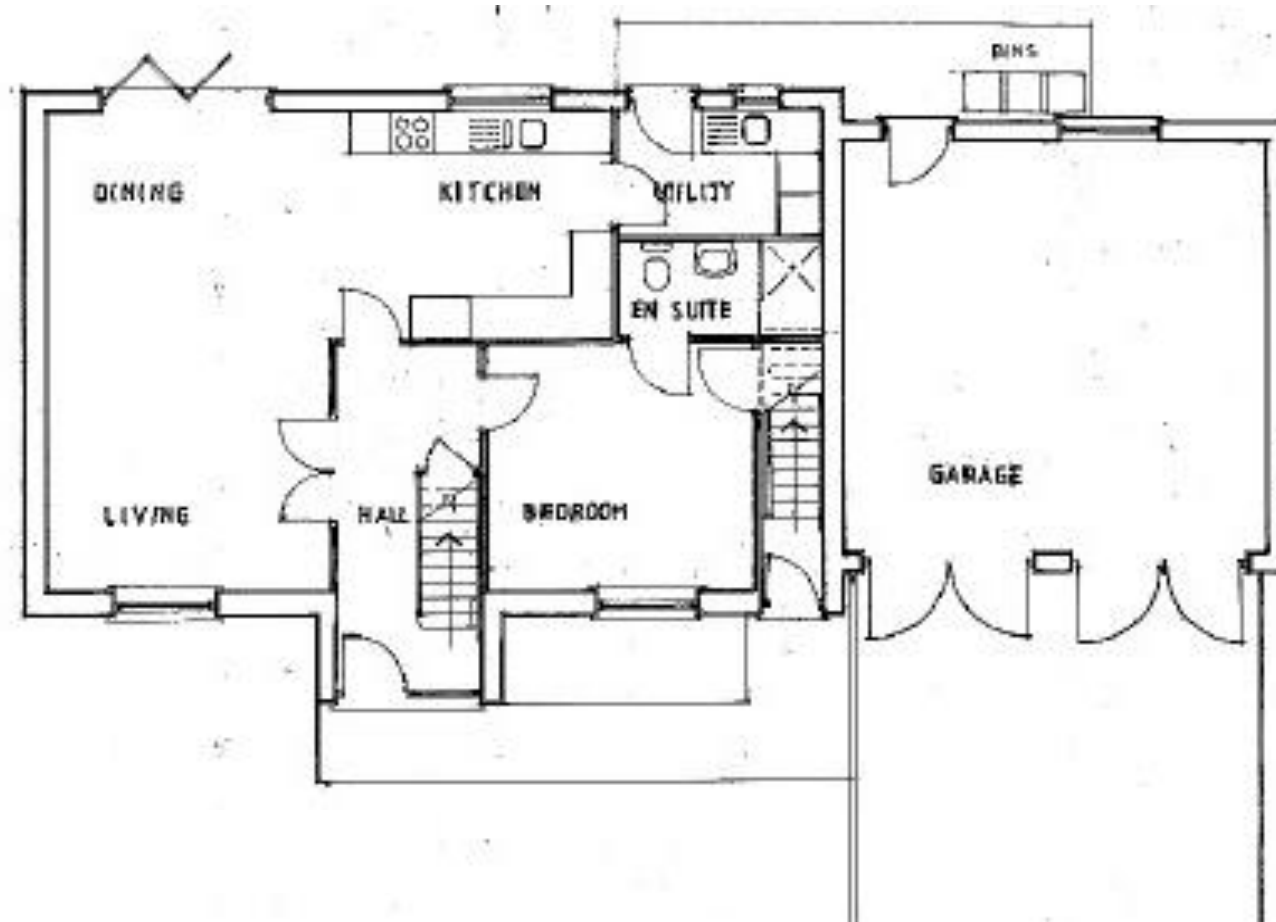


Plan for identification purposes only

# Site Block Plan

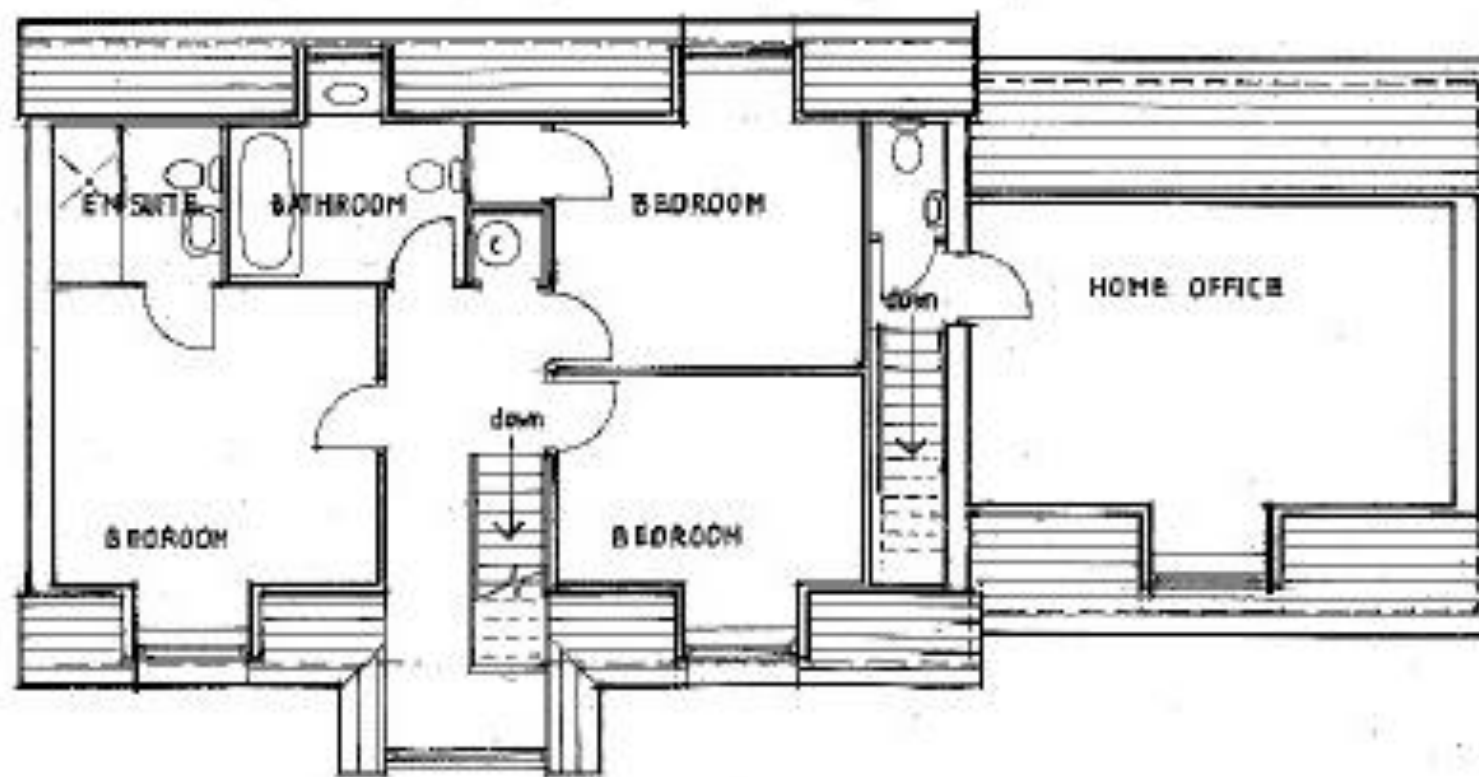


## Proposed Ground Floor plan



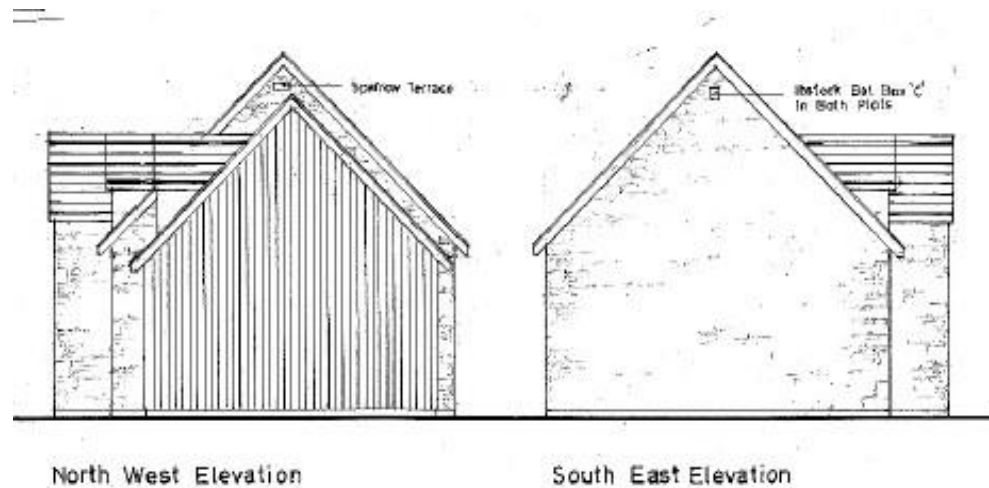


## Proposed First Floor plan





## Proposed Elevation Drawings



**COOPER  
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