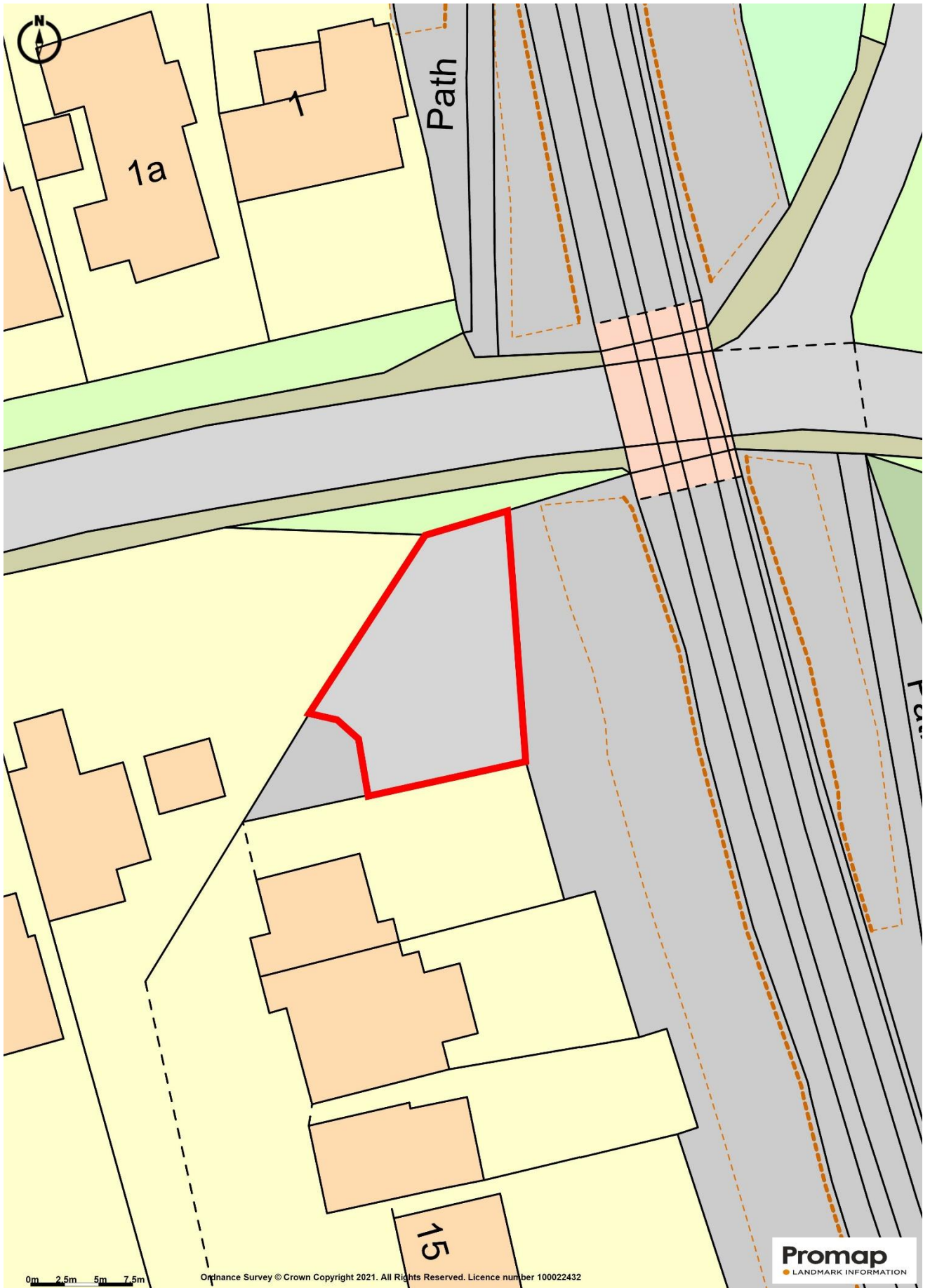


Residential Development
Opportunity
Approx. 0.02 hectares (0.05 acres)

Guide Price £100,000

Building Plot
9 Clay Close
Dilton Marsh

COOPER
AND
TANNER



Plan for identification purposes only.

Building Plot 9 Clay Close Dilton Marsh

- Potential Development Opportunity
- Town location
- Close to local Transport

Description

Located on the East side of Dilton Marsh, this parcel of land is situated to the north of the railway embankment and is the rear garden of a property on Clay Close.

The access would be onto the high street. There are mature shrubs and trees surrounding the land and the topography is level.

There is currently no planning but the vendor is prepared to accept a subject to planning offer.

Method of Sale

Offers invited

Location

Dilton Marsh offers various shops including a farm shop, café and post office at Fairfield Farm College, village primary school and church. The towns of Warminster, Frome and Trowbridge are all easily accessible with nearby Westbury having a main line station for a direct service to London Paddington. The cities of Bath, Bristol and Salisbury are within easy commuting distance.

Viewing

Viewing is strictly by appointment only, please contact Darren Woodyer at the Frome Office on 01373 455060 option 5.

Local Council:
Wiltshire Council

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

Tenure: Freehold



Motorway Links

- A350
- M4



Train Links

- Dilton Marsh
- Westbury
- Warminster



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 –

Cooper and Tanner for themselves and for the Vendors of this land, whose agents they are, give notice that:

- 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.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- No person in the employment of Cooper and Tanner has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Cooper and Tanner nor enter into any contract on behalf of the Vendor.

FROME OFFICE
telephone 01373 455060
6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk

COOPER
AND
TANNER

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.

