

## Proposed Site Plan



Residential Development site with full planning for 3 detached dwellings

Courtleigh, Westbury, BA13 3TA

£600,000 Freehold

COOPER  
AND  
TANNER

# Development at Courtleigh Westbury Leigh Westbury Wiltshire BA13 3TA

£600,000 Freehold

## Key Features

- Residential development site with full planning, subject to conditions
- Consent for three custom build residential dwellings
- Planning application ref: PL/2023/08411
- Rural but convenient location close by to the town of Westbury
- Set in 0.16 hectares (0.41 acres)

## Description

We are delighted to be able to offer this development opportunity at Courtleigh, which is situated in the heart of the village of Westbury Leigh. Full planning has been granted for three x 4 bedroom detached dwellings with parking. The site is accessed via a shared drive to Courtleigh House past the 'Hollies Public House'. There is a gradient to the shared driveway, however the site is level providing excellent views over the village. Currently the land is overgrown and will require clearing.

Cooper and Tanner Warminster residential office will be well placed to provide guidance on the local market completed development sales values, and interested parties must undertake their own investigations and satisfy themselves in respect of potential scheme end values.

## Planning

Planning was approved on 26/4/2024, for the erection of three detached dwelling houses and associated landscape works including formation of car parking. 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/2023/08411. Interested parties must satisfy their own planning investigations.

## CIL

Please be aware that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 and Wiltshire Councils CIL Charging Schedule.

## Location

There is a good range of shopping facilities in the town of Westbury along with 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. Nearby is the base of Westbury Hill leading to Westbury White Horse by lane and adjoins a network of footpaths and bridleways on Salisbury Plain including the Imber range perimeter path.





### Plot Details

The dwellings are designed to be socially and environmentally sustainable, multigenerational family residences, providing flexible accommodation for elderly/care and live-in support, together with stay at-home younger family members into adulthood and space for home-working and domestic business use.

Each dwelling provides the following accommodation:

- 4-bed family home
- 1-bed integrated residential annexe for assisted/ elderly/stay-at home living
- Garage and parking for up to 5 vehicles including active transport and EV
- Private gardens
- Socially sustainable multi-generational family

### Tenure

Freehold. Vacant possession upon completion.

### Method of Sale

Private Treaty.

### Viewings

Strictly by prior appointment with Cooper and Tanner.

**Tel. 01373 455060.** Please note this site comprises of a car park and bare land and suitable precautions and care should be taken during viewings.



### Local Council

Wiltshire Council

### Services

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



### Road Links

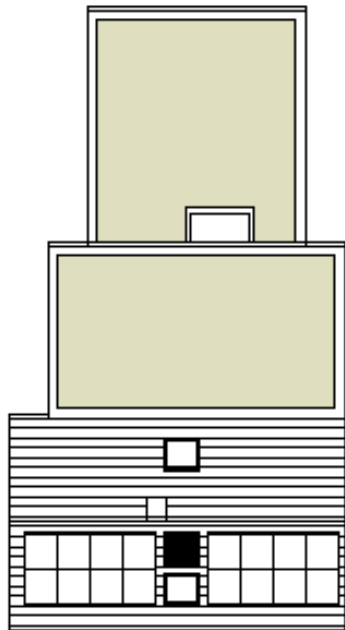
- M4/M5



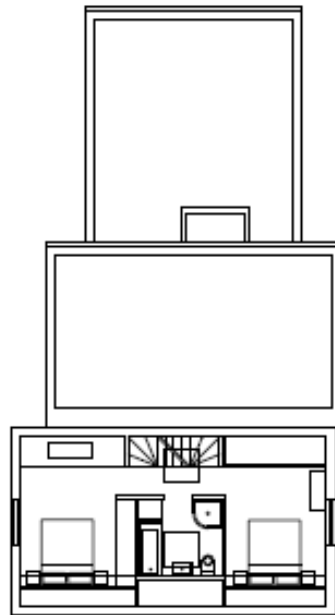
### Train Links

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

## Proposed Floor Plans



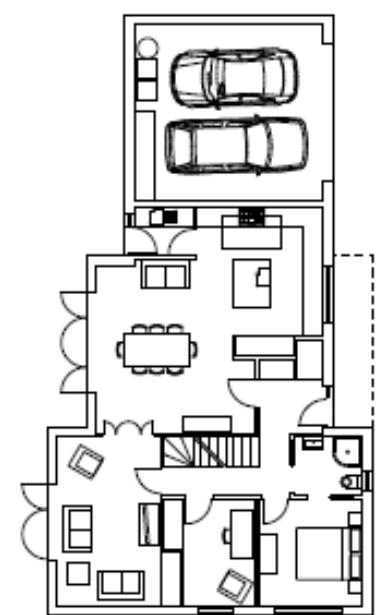
**Roof**



**Second Floor**



**First Floor**



**Ground Floor**

## Existing North and West Elevation drawings



**North Site Elevation**  
1:250



**West Site Elevation**  
1:250

## Proposed North and West Elevation drawings



**North Site Elevation**  
1:250



**West Site Elevation**  
1:250

## Existing South and East Elevation drawings

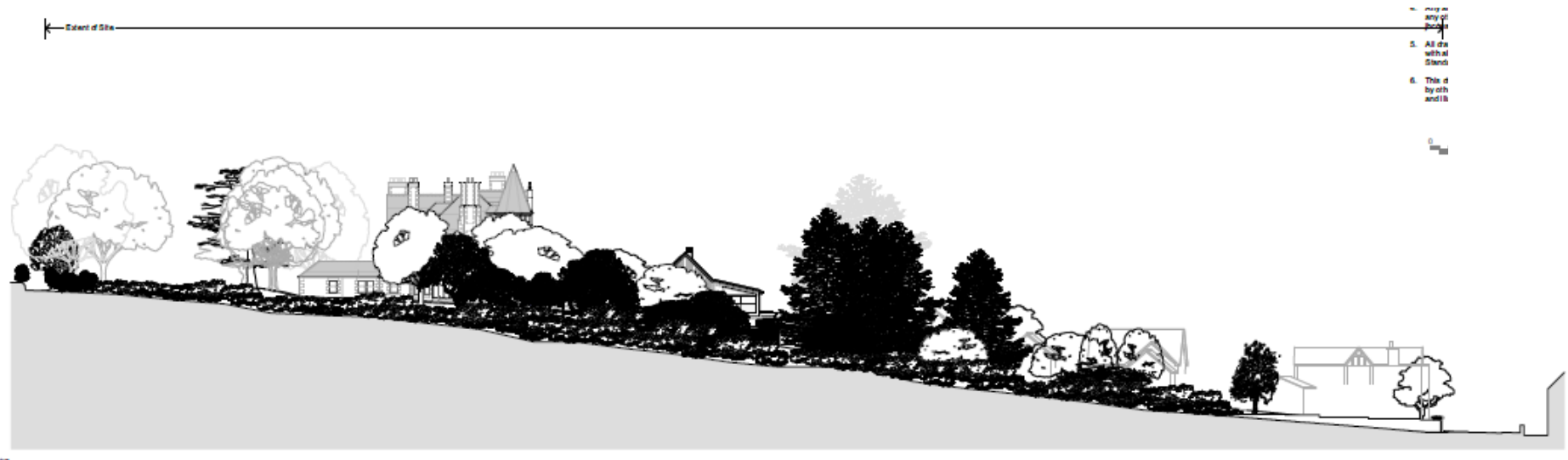


**East Site Elevation**  
**1:250**



**South Site Elevation**  
**1:250**

# Proposed South and East Elevation drawings



**East Site Elevation**  
**1:250**



**South Site Elevation**  
**1:250**

A-2



Plan for identification purposes only

**COOPER  
AND  
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