



**SITE AT CHURCH FARM,
WOOTTON RIVERS**

Carter Jonas

SITE AT CHURCH FARM, WOOTTON RIVERS, SN8 4NH

SITUATION

Wootton Rivers is just a few miles from the lovely market town of Marlborough and village of Pewsey. It is a beautiful and unspoilt village tucked away in a wonderful setting amidst the gently rolling hills and open farmland of the Vale of Pewsey. Dating back many hundreds of years, the village exhibits many of the best architectural features of this area, with flint and thatch very much prevalent. It feels a world away from the hustle and bustle of modern life, yet it offers the best of both worlds - secluded and peaceful while being quickly accessible to excellent schools, a wide range of shops, and commuting via road and rail. The Kennet and Avon canal runs through the village and there is a popular village pub, The Royal Oak, village hall, ancient church and there are few settings in this area more lovely.

The vibrant market town of Marlborough lies c6 miles to the north and Pewsey, with mainline train services to London Paddington, c3 miles to the south-west.

DESCRIPTION

A 1.25 acre site with approved planning permission to build seven residential homes in this prime Wiltshire village just outside of Marlborough.

The site is on two separate titles with separate planning permissions granted for each.

Planning reference 19/04526/FUL has approved planning permission for the demolition of agricultural buildings, conversion of 2 barns, replacement of 1 barn to form 6 dwellings. Demolition and alterations to walls. Formation of new access with car parking and associated landscaping. Alterations to the scheme approved under applications 16/11051/FUL and 17/03881/LBC.

Planning reference 19/11140/FUL has approved planning permission for the erection of a 5 bed, two storey dwelling (alterations to an existing consent for a 5 bedroom, two storey dwelling under applications 16/11051/FUL and 17/03881/LBC formerly known as Plot 3, now renamed as Plot 7).

A material start has been completed and confirmed by Wiltshire Council.

Please note site visits are strictly by appointment only.

A DEVELOPMENT SITE WITH APPROVED PLANNING PERMISSION FOR SEVEN DWELLINGS IN THIS PRIME VILLAGE JUST OUTSIDE OF MARLBOROUGH.



GUIDE PRICE: £1,300,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data



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