



Building Plot at Great Durnford

Great Durnford, Salisbury,

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Durnford

Great Durnford

Salisbury

SP4 6AZ

A wonderful and unique opportunity to purchase a development site for a substantial detached house set in 1.90 acres in a sought after location.



- Planning consent for a 3035 sq ft (282 sq.m) detached four bedroom dwelling
 - Stunning position in open countryside
 - Popular village location
- Set in 1.90 acres of gardens and paddocks
 - Adjoining open farmland

Freehold

For Sale by Private Treaty

Salisbury Agricultural

01722 334323

salisburv@svmondsandsampson.co.uk



SITUATION

The barn is situated in an elevated yet sheltered position on a quiet country lane on the outskirts of the desirable and much sought after village of Great Durnford. The cathedral city of Salisbury lies just 8 miles to the south whilst the small town of Amesbury is just 2 miles north. Salisbury offers a comprehensive range of shopping, cultural and leisure facilities with a number of well regarded schools in the area in both the private and public sectors. The area is famed for its walking, cycling and riding including routes around the popular Woodford Valley. The A303 is close by at Amesbury linking to the M3 motorway and the nearest mainline railway stations are at Salisbury and Grateley both of which offer frequent services to London Waterloo.

THE PROPERTY

The site offers prospective purchasers a rare and exciting opportunity to build a bespoke detached home in a remarkable location. The property currently comprises a yard area and two modern steel framed buildings. The building with the consent is a fully enclosed grain store with sliding doors facing the road. It is a condition of the planning permission that the second building must be removed prior to occupation and is not included with the sale. There is an existing point of access to the site and a large concrete apron running the full length along the front of the building.

The proposed dwelling has been designed by respected local architects The Relph Ross Partnership and provides a unique contemporary home spread over two floors. The spacious and well designed accommodation comprises:

Ground Floor:

- Cut away covered area leading to entrance hall
- Large kitchen, dining and living room with doors onto garden
- Snug
- Utility and cloakroom
- Integrated garage

First Floor:

- Master bedroom with en-suite and dressing room
- Bedroom 2 with en-suite
- Two further double bedrooms
- Family bathroom
- Eaves storage

THE GROUNDS

The house will be approached over a sweeping driveway leading to a large parking area. The planning consent provides for a garden and patio area which will lie to the north of the dwelling allowing a purchaser the opportunity to landscape and plant to their specific requirements.

As a whole the size of the plot of land amounts to 1.90 acres. The land has been used for arable cropping in recent years but a purchaser would have the opportunity to reseed this to grass to create a paddock alongside the house. The soil type is a shallow lime-rich soil over chalk which is freely draining and capable of overwintering livestock and horses.

SERVICES

New service connections for water and electricity will need to be established by the purchaser to service the dwelling.

The current consent provides for drainage via a sewage treatment plant, heating from an air source heat pump and an array of roof mounted solar PV panels for electricity generation.

PLANNING

Planning permission was granted by Wiltshire Council for the demolition of the existing building and the conversion of one building to create a detached dwelling (Use Class C3), hard and soft landscaping and associated works on 1st December 2023. The planning application reference number is PL/2023/08703.

VIEWINGS

Viewings are strictly by appointment through the selling agents, Symonds & Sampson LLP, on 01722 334323.

DIRECTIONS

What3words ///warthog.scrambles.buzzards

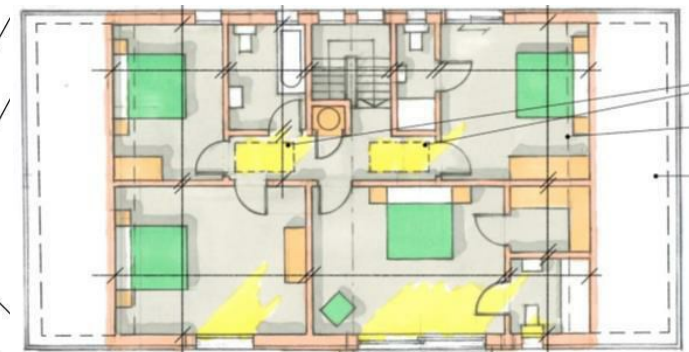
AGENT'S NOTE

In accordance with the Estate Agents Act 1979 we confirm that the vendors are a family member of an employee of Symonds and Sampson LLP.

OVERAGE

In the event of planning permission being granted for any additional residential dwelling(s) overage will be payable at a rate of 20% on the uplift in value for a term of 20 years.





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01722 334323

salisbury@symondsandsampson.co.uk
Symonds & Sampson LLP
89, Crane Street,
Salisbury, Wiltshire SP1 2PU



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