




MARKET LAVINGTON, WILTSHIRE







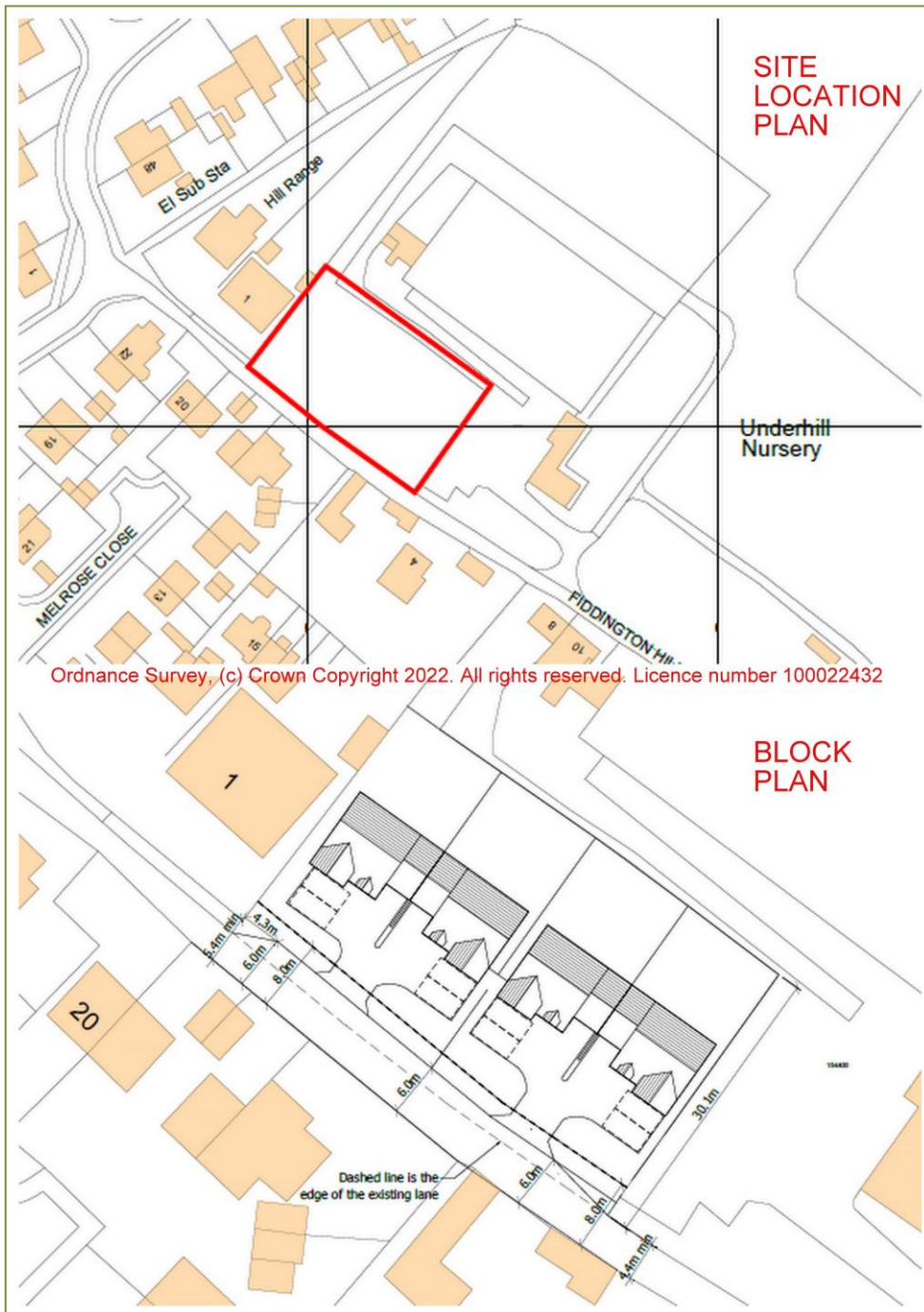
FIDDINGTON HILL  
MARKET LAVINGTON  
DEVIZES WILTSHIRE  
SN10 4BU

A PRIME  
DEVELOPMENT SITE  
IN A POPULAR  
VILLAGE

IN ALL ABOUT  
A THIRD OF AN ACRE  
with outline planning consent  
for four houses and garages.

FOR SALE BY PRIVATE TREATY

PRICE GUIDE £450,000+  
FREEHOLD



#### DESCRIPTION

This is an exciting development opportunity in a popular village located about five miles south of Devizes. Planning permission was granted by Wiltshire Council for the *Erection of 4no. dwellings with attached single garages* on the 12<sup>th</sup> July 2022 and details of the application are available by following the link below.

#### DESIGN PARAMETERS

The proposed houses would be traditional two-storey dwellings, each with an attached single garage.

The layout would be as shown on the submitted site block plan, (ref: 21150.100-A). The four houses would create a total of 509m<sup>2</sup> of gross-internal living accommodation, plus 4no.garages that would each be 19m<sup>2</sup>.

The heights to ridge in each case would be no greater than 8.5m from natural ground level immediately around the house footprints, which as mentioned previously is generally below the level of the lane along Fiddington Hill. In terms of access, the purchaser will have the responsibility of widening the lane along the site frontage to 8 metres, in order to provide a generous length of road where vehicles can pass or wait where the lane joins Fiddington Clay at a narrowed point. This widened part of the lane will also help vehicles to enter and park within the front part of each of the four plots. Each of the houses would have parking spaces for two cars, but also with an extra space within each attached garage.

#### SITUATION

Land adjacent to Fiddington Hill Nurseries, Market Lavington, SN10 4BU

#### FURTHER INFORMATION

Local Authority: Wiltshire Council, County Hall, Bythesea Rd, Trowbridge, Wiltshire, BA14 8JN Tel: 0300 456 0100

Application Reference Number: PL/2022/03658 - WC planning portal:

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018FNYG/pl202203658?tabset-8903c=2>

Services: We understand that mains services (no gas) are in the vicinity of the site. Intending purchasers must satisfy themselves as to their availability with the respective authorities.

CIL: A Community Infrastructure Levy C.I.L will be payable on this development. Please ask for further information. There is no vat payable on the sale of the land. Re-sale advice: We would be happy to advise further on values achievable on such property types (subject to specification) or indeed alternative schemes.

#### VIEWING

Strictly by appointment only

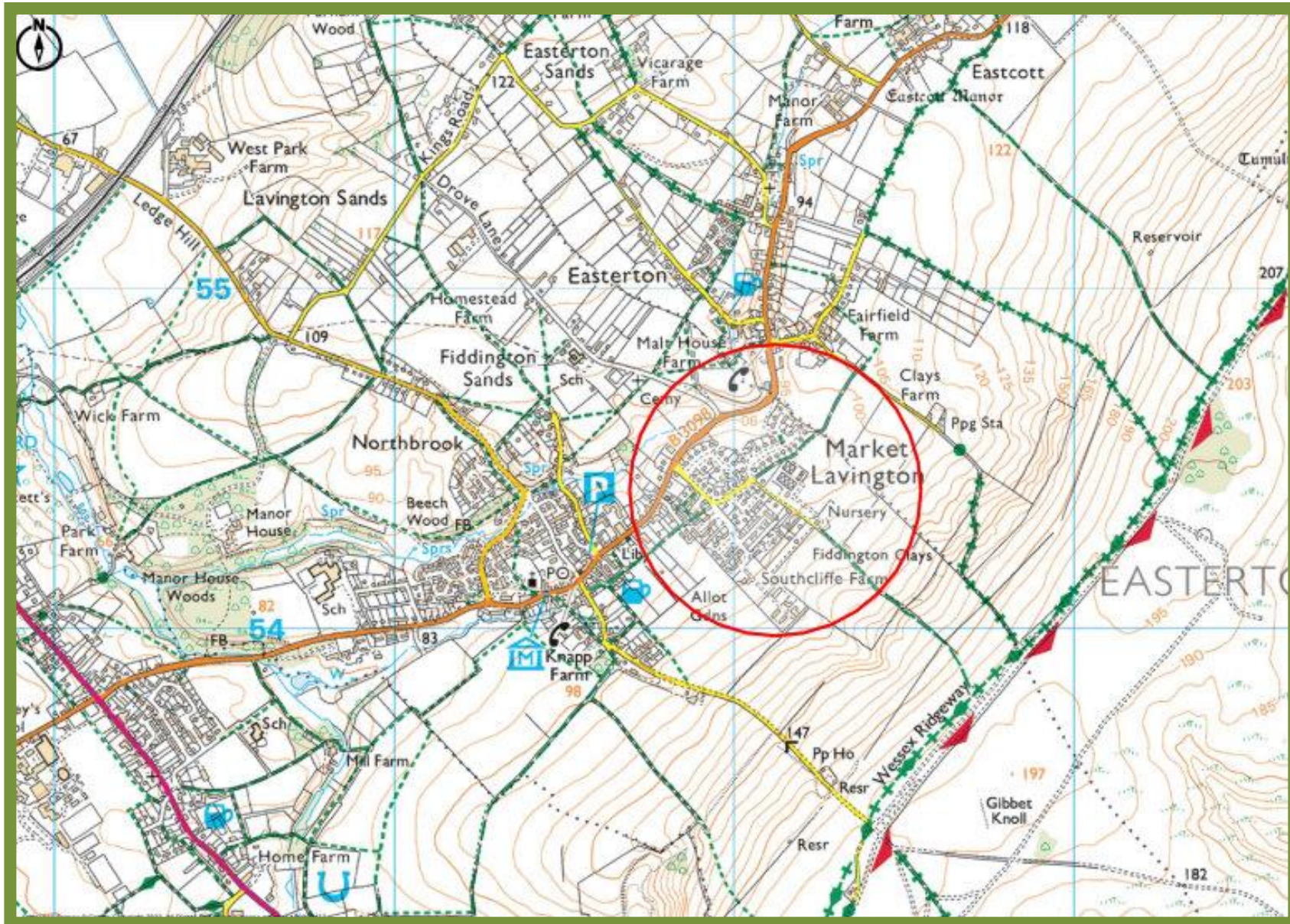
#### STRAKERS CONTACT

Guy Straker Tel: 01380 723451 email: [guy.straker@strakers.co.uk](mailto:guy.straker@strakers.co.uk)

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6/7 Market Place, Devizes, Wiltshire, SN10 1HT Tel: 01380 723451 email: [guy.straker@strakers.co.uk](mailto:guy.straker@strakers.co.uk) [strakers.co.uk](http://strakers.co.uk)

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