



⑨ Building Plot at, 19 Trenchard Avenue, Calne, SN11 8QY

£150,000

A rare opportunity for a prospective purchaser to acquire a building plot with planning consent, for a self-build, four bedroom detached home of 136 sq m (1,463 sq ft), within the highly desirable village of Lower Compton.

- Building Plot - Circa 600 sq m Plot
- Planning Permission Granted - SELF BUILD
- Four Bedroom Detached House - Circa 1450 sq ft
- Two En-Suites & Family Bathroom
- Cloakroom & Utility Room
- Integral Single Garage
- Driveway for Two Vehicles
- Wrap Around Gardens to Front, Side & Rear
- Village Location
- Rare Opportunity

∅ Freehold

∅ EPC Rating



Superbly positioned within Lower Compton, a highly desirable village to the south of Calne, with easy access to both Devizes and Marlborough, is this rare opportunity to purchase a building plot, with outline planning permission for a four bedroom detached home of 136 sq m (1,463 sq ft) and an attached garage of 20 sqm (215 sq ft). Placed on a plot of 606 sq m (6,522 sq ft) - PL/2022/04580.

The proposed dwelling would benefit from two parking spaces, and generous corner plot with a rear garden that would wrap-around to both south and westerly aspects.

Situation

Lower Compton is a small village located just off the A4 within a couple of miles of Calne. It is well located with the nearby towns of Calne, Devizes, Chippenham and Marlborough each providing comprehensive shopping facilities and amenities. North Wiltshire is very commutable with excellent road and rail links; The M4 motorway provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham (Paddington about 75 mins). There is a good choice of both state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region.



Disclaimer: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.