Building Plot at, 223 East Gomeldon Road, Gomeldon, Salisbury, Wiltshire, SP4 6NA

Guide Price £450,000 Freehold

A once in a lifetime opportunity to purchase a circa 3 acre site on the edge of the village with planning for two separate properties.

Description

Quite unique, once in a lifetime opportunity to buy approximately 3 acres of land with planning permission for 2 new properties, perhaps offering multi generational living. To the front is a single plot with permission for a 4 bedroom detached two storey house of circa 1,000sq feet together with a double garage to the rear, for which there is a "certificate of lawful use". To the rear is outline permission for a detached two storey house (size to be determined, but we believe it could be several thousand square feet). Beyond this is an extensive area of private land.

Permission for the dwelling to the front was granted in Outline in 1987 under application S/1987/1563, and the reserved matters were subsequently agreed in 1990 under application S/1990/1342. A recent Certificate of Lawful Existing Use or Development (CLEUD) has been issued (determined under ref: PL/2023/01696) confirming that the access improvements that were undertaken at the site in 1992 before the permission's expiry were sufficient to formally constitute commencement, and so the 1987/1990 permissions remain live and can be fully implemented at any time.

Permission for the main dwelling was given in Outline under application PL /2024/01561. The plans confirm that the new, replacement dwelling is to be sited roughly in the same position as the existing mobile home on the site, with some overlap, but is to be more centralised within the plot. It is depicted as a dwelling with 2 storeys and a maximum of 9.15 metres in height. However due to the natural topography of the site, which falls away from the road, the eaves height of the replacement dwelling will be roughly level with the road height and the ridge line will be just above the eaves line of the adjacent property to the west (221 East Gomeldon Road). There will be a long sweeping drive to this exceptional plot with potential for a very spacious house with 4+ bedrooms over the 2 floors together with garaging and ample parking.

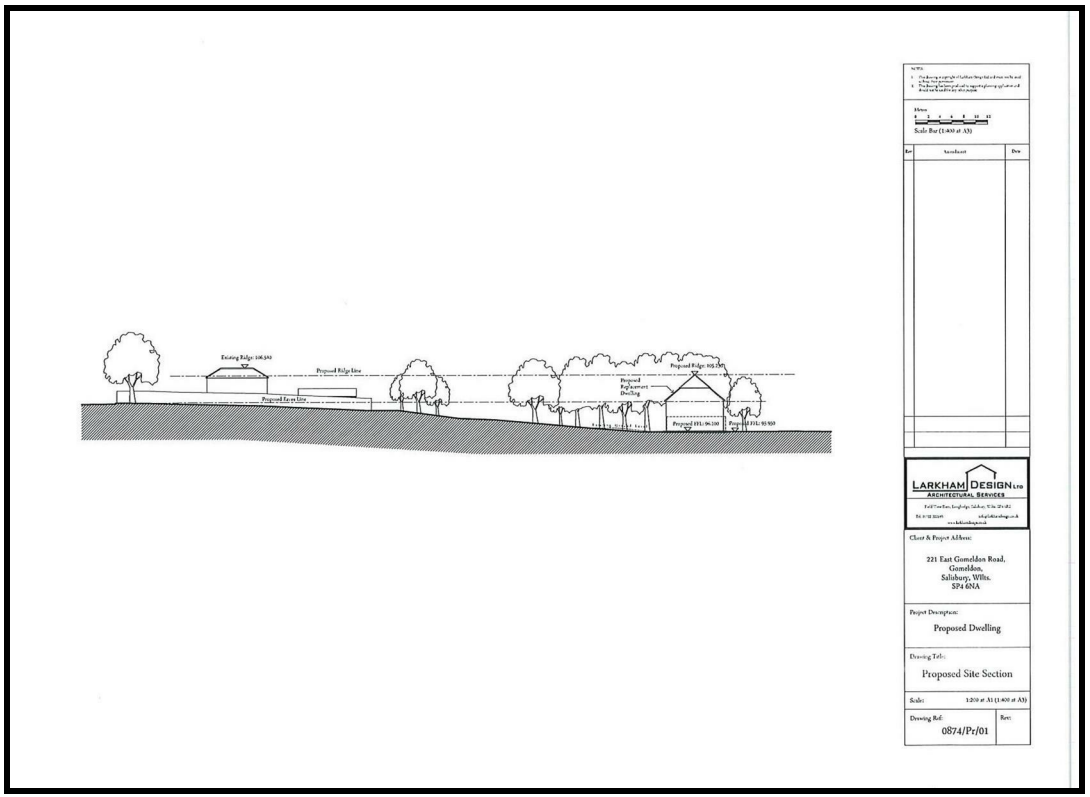
East Gomeldon is situated about 5 miles to the north east Salisbury which offers good shopping and education together with a range of award winning restaurants and bars. There are good road links with the A303 approximately four miles to the north giving access to the M3, London and the West Country. Salisbury train station offers a direct link to London Waterloo in 83 minutes. East Gomeldon itself has buses to Salisbury and surrounding areas, and has a good primary school.

Directions

Leave Salisbury on the A30 London Road and after passing underneath the railway bridge, turn left at the roundabout and continue through the Winterbournes. As this road bends to the left, turn right towards Gomeldon and proceed up the hill before taking the next right hand turn into East Gomeldon Road. Continue under the railway bridge until nearing the end of the road and the property can be found on the left hand side just before the playpark.

Contact

For further information please call the office on 01722 336422.



WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

Wiltshire Council

The Town and Country Planning Act 1990

Approval of Outline Planning Permission (Some Matters Reserved) with Conditions

Application Reference Number: PL/2024/01561

Decision Date: 19th June 2024

Applicant:	Mrs Ann Williams 223 St Judes East Gomeldon Road, Gomeldon, SP4 6NA
Particulars of Development:	Outline planning permission for the demolition of existing dwelling and the erection of a new two storey dwelling (with matters of Access, Landscape and Scale to be considered)
At:	ST JUDES, 223 EAST GOMELDON ROAD, GOMELDON, SP4 6NA

In pursuance of its powers under the above Act, the Council hereby grant **PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below). In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area. Subject to the following conditions:

Conditions: (11)

1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
(a) The layout of the development;
(b) The external appearance of the development;

The development shall be carried out in accordance with the approved details.

REV.	DATE	DETAILS
-	26/05/23	Original Issue
		Surveyed by PC — Drawn by HH
A	14/05/24	Survey extended
		Surveyed by JB — Drawn by RE

NOTES:

Land Dev. Services Ltd. own the copyright of this drawing. This written consent must be obtained before it is drawing is used for whatever purpose other than that which it was supplied.

This survey has been carried out in accordance with the current site conditions and topographical features and the extents of the boundaries as indicated on the plan. The survey is accurate relative to the plotting scale as shown. All work refers to grid data supplied by CAD.

The horizontal & vertical control of this survey is based on Ordnance Survey grid and derived from OS control stations using the OSTN15 & OSGM15 transformation as supplied by OS. We have established reference stable features to maintain control throughout the duration of the survey. Where possible OS benchmarks in the vicinity which should be recognised. All levels should be taken from OS Survey datum.

Boundaries shown are not necessarily legal boundaries.

All levels, heights, measurements and dimensions are in metres unless otherwise stated.

Levels, distances and detail of structure, if disclosed on this, where possible of doors or other features are surveyed unless as indicated as such.

All visible ground features including drainage runs and services have been identified from above ground and invert or all heads where these such as rain, drain, gas locations and alignments. Description and visible approximate only. Underground services may not be identified and their locations should be confirmed with the relevant authorities. Trial holes may be required to locate such services and other features or areas below ground level. While every effort is made to identify all visible above ground features, it should be noted that this may be hampered during the time of survey.

Spot heights displayed within the road width are metal junction levels, not top of kerb.

Trees have been drawn diagrammatically as circles showing average canopy spread, however their true shape is often not as shown. Every effort has been made to identify species, but no responsibility can be taken for the accuracy of this information.

Services

Levels & Heights

Fences & Walls

Trees

Internal Services / Fittings

SURVEY CONTROL: 17903				
STATION	EASTING	NORTHING	HEIGHT	DESCRIPTION
LDS1	419302.386	133315.153	100.118	PC SURVEY NAIL
LDS3	420002.744	133242.357	103.359	PC SURVEY NAIL
LDS4	420067.834	133259.174	101.520	PC SURVEY NAIL
LDS10	420034.243	133335.925	96.566	PC SURVEY NAIL
LDS31	420019.273	133341.814	98.009	METEO TARGET

LDS
Land & Building Surveyors
WWW.LDS-SURVEY.CO.UK
01722 338232 / ENQUIRIES@LDS-SURVEY.CO.UK
RICS
THE SURVEY ASSOCIATION
Land Development Services Ltd.
Unit 15 Ollombra Business Park, Telford Rd, Salisbury, SP2 7GL

Client:
ANN WILLIAMS

Drawing Title:
TOPOGRAPHIC SURVEY

Project:
223 EAST GOMELDON ROAD
EAST GOMELDON

Survey is to OS Grid, located via use of GPS positioning.

Level values in metres, related to Ordnance Datum Newlyn.

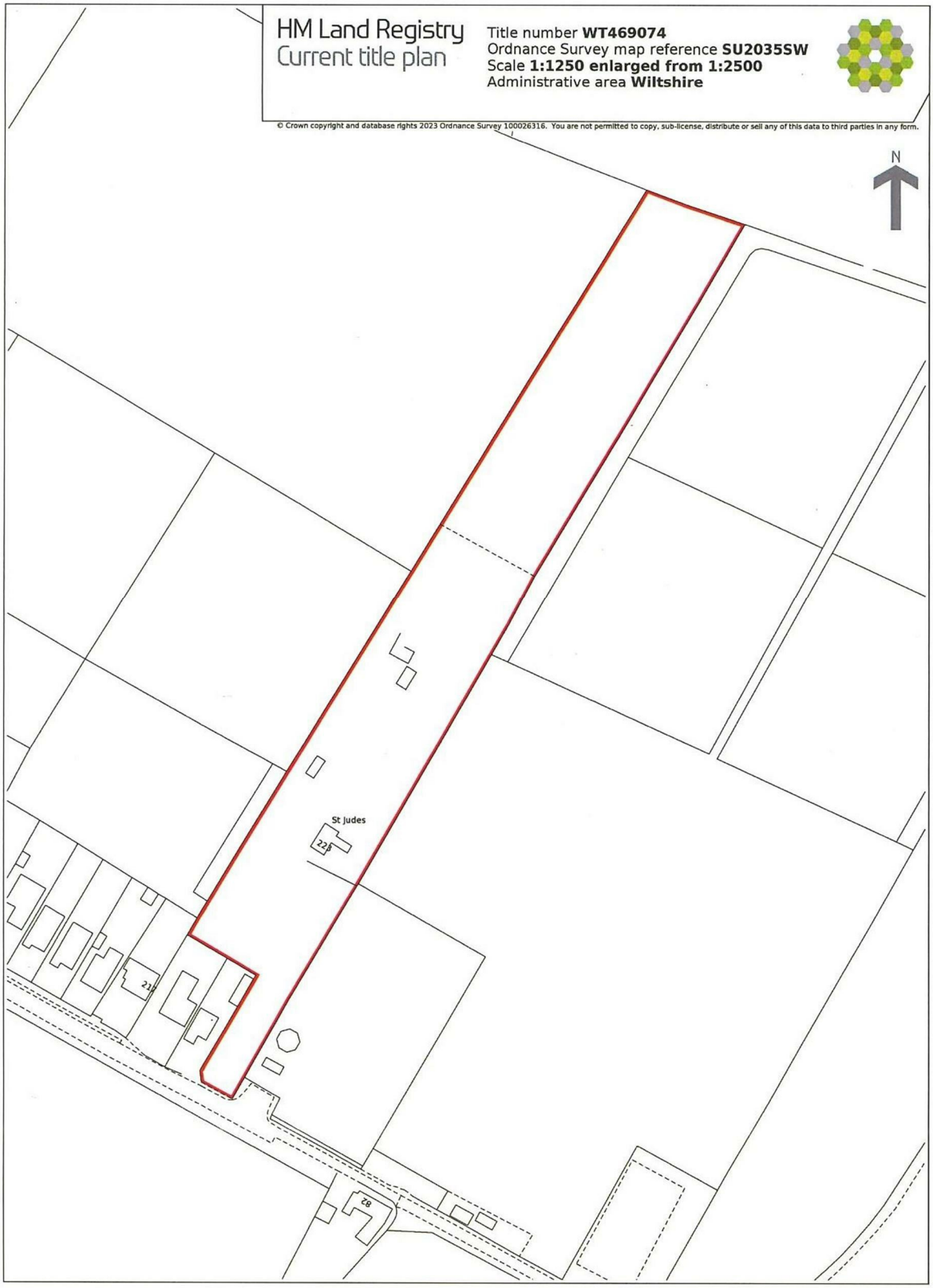
Scale:	Drawing No:	Revision
1:200 Plotted on A1	LDS/17903 TP1	A

© Land Development Services Ltd. 2024

HM Land Registry
Current title plan

Title number **WT469074**
Ordnance Survey map reference **SU2035SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**

© Crown copyright and database rights 2023 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This is a copy of the title plan on 15 JUL 2024 at 15:44:40. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images.The quality and accuracy of any print will depend on your printer, your computer and its print settings.This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Weymouth Office.