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

Guide Price £495,000 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.

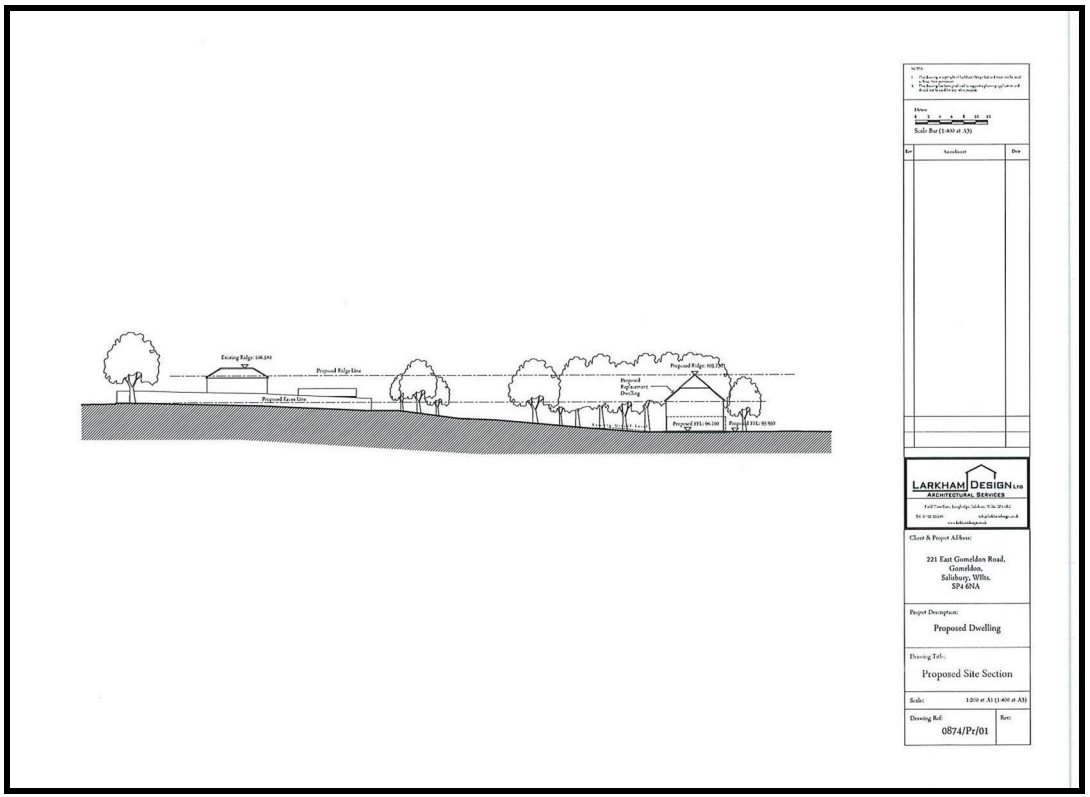
East Gomeldon is situated about 5 miles to the north east Salisbury which offers good shopping and education together with a range of award winning restaurants and bars. There are good road links with the A303 approximately four miles to the north giving access to the M3, London and the West Country. 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
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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:

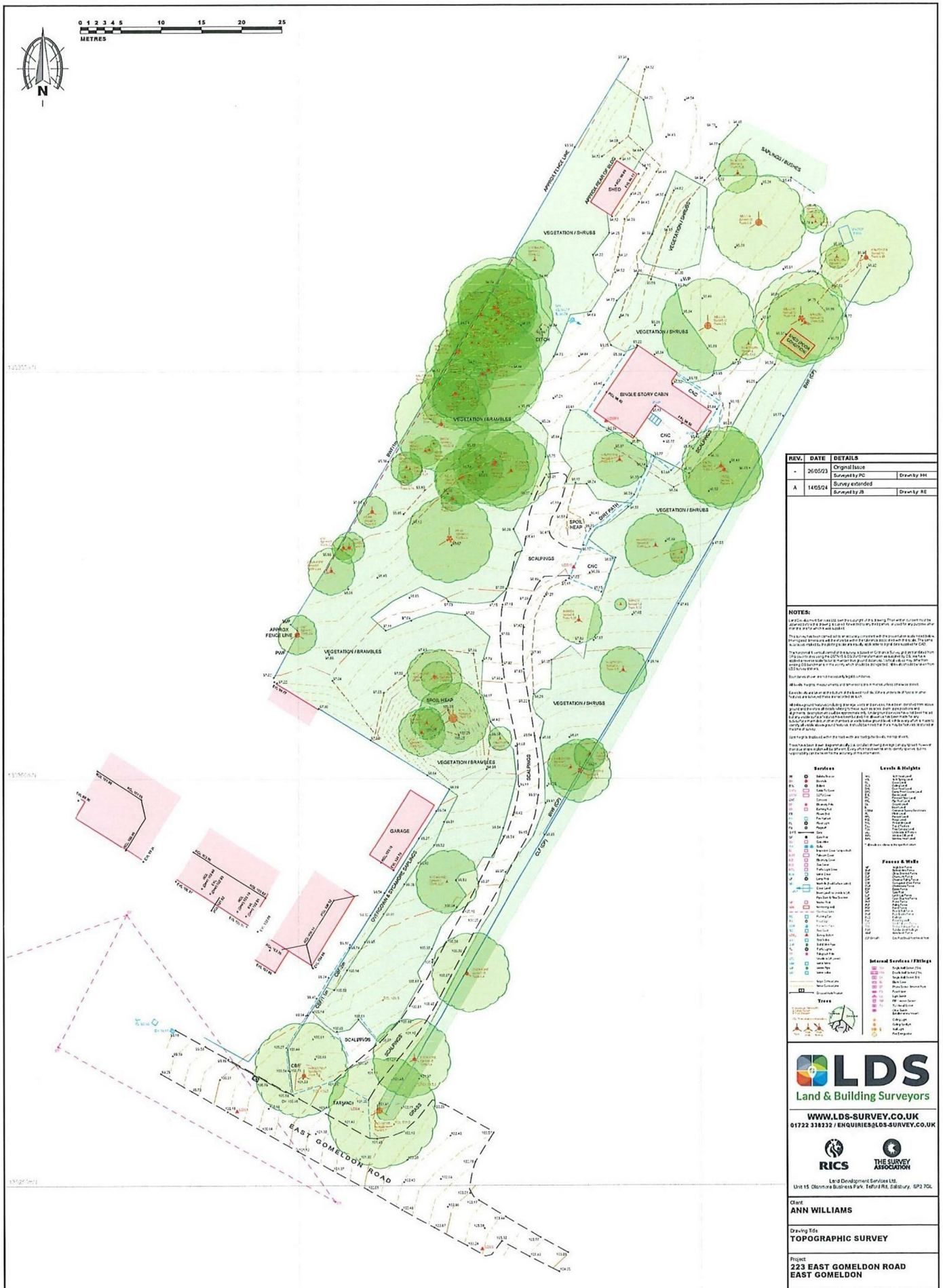
Conditions: (11)

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.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HM Land Registry
Current title plan

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

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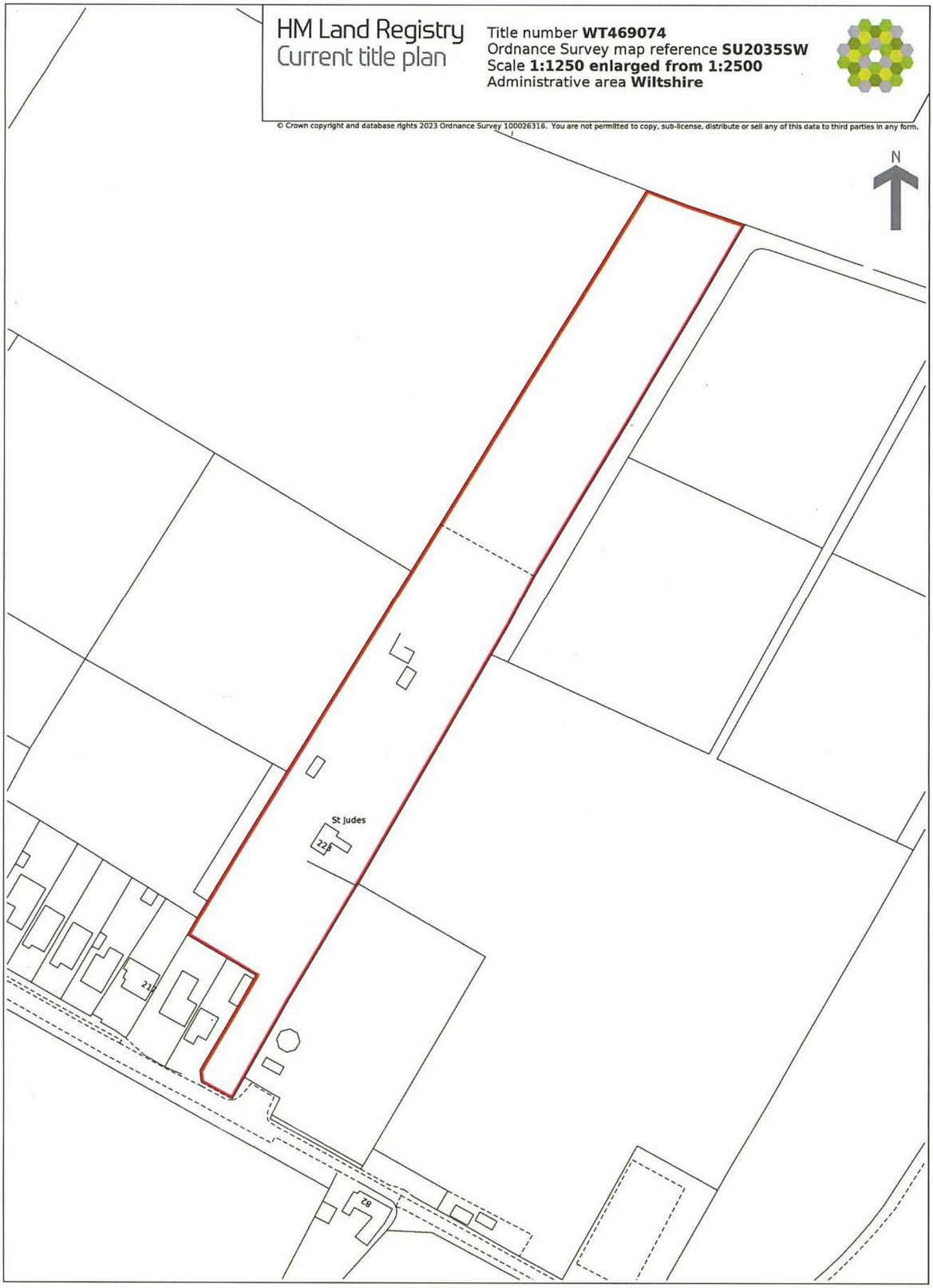

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