



**FOR SALE**

Residential Development Site  
0.32 acres (0.13 ha)

- Detailed Planning Consent for 3 Detached Dwellings
- 1380 sq ft (128.20 sq m) each
- Fully Serviced Plot
- For Sale Freehold
- Price: £275,000

# Heron Rise, Westbury

Land Adjacent to Heron Rise, Off Station Road, Westbury, BA13 4GH



## LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 16,989. Wiltshire has a population of 510,300. (Source 2021 Census). Trowbridge is approx. 4 miles to the north, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Communications are via A350/A36 Bristol and Salisbury, A350/A361 to Trowbridge and Chippenham/M4 (15 miles). Westbury has a mainline Railway Station to London Paddington (90 minutes) and Bristol Temple Meads (40 minutes).

## DESCRIPTION

The site is situated off Station Road to the rear of the new Heron Rise housing development (87 units) by Newland Homes, completed in 2024 and within a short walk to Westbury Railway Station.

The former garden land comprises a level development plot accessed from Station Road, via the Heron Rise estate road.

## PLANNING

The site has planning consent for the construction of 3 no. carbon zero dwellings under Application Ref: PL/2023/02425. A copy of the Decision Notice, approved drawings and unilateral undertaking are available upon request. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN. Tel: 0300 456 0114.

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## THE SITE

The site comprises 0.32 acres (0.13 ha), as shown highlighted on red on the attached plan, with full rights of access via the estate road, highlighted blue.

## PROPOSED DEVELOPMENT

The proposed development comprises 3 detached dwellings with garage and two parking spaces. Each unit is 1380 sq ft GIA and arranged as:-

## GROUND FLOOR

Sitting room, kitchen and dining room, utility room, two bedrooms and family bathroom

## FIRST FLOOR

Master bedroom with en-suite and a study.

## TENURE

Freehold.

## PRICE

£275,000.

## VAT

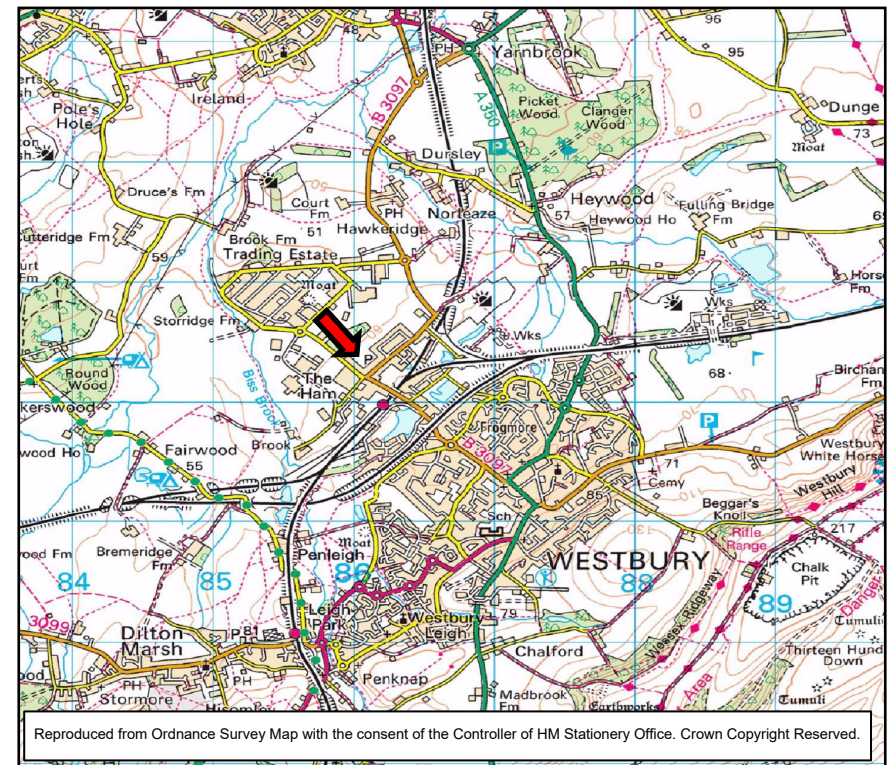
VAT is not payable on the sale price.

## SERVICES

The plot is fully serviced with mains service connections available in the estate road. Full details available upon request.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).



## VIEWING

Strictly by appointment only.

Contact: Philip Holford MRICS

Tel: 01722 337577/07909 555777

Email: [philipholford@myddeltonmajor.co.uk](mailto:philipholford@myddeltonmajor.co.uk)

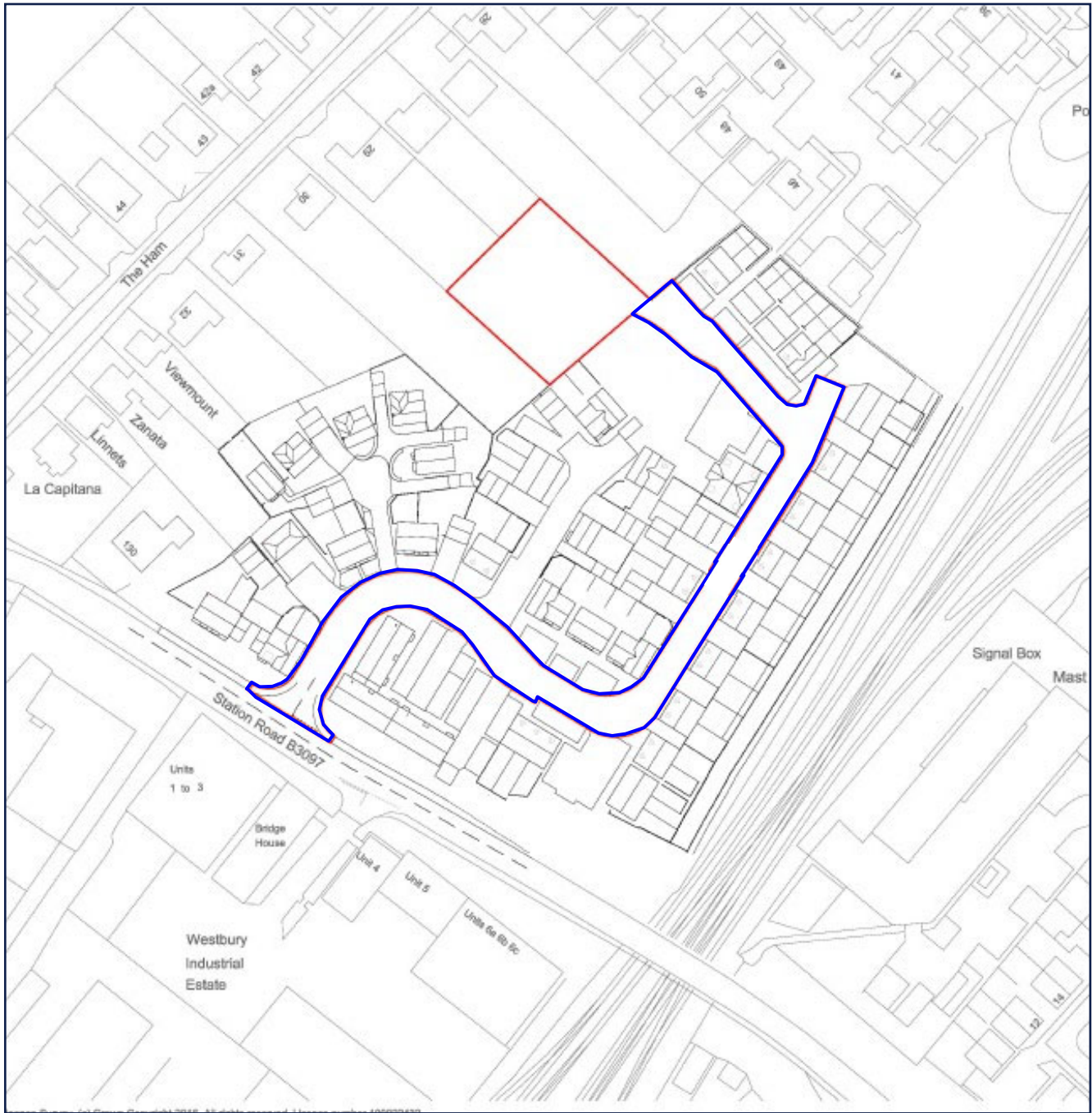
Contact: Max Francis

Tel: 01722 337577

Email: [maxfrancis@myddeltonmajor.co.uk](mailto:maxfrancis@myddeltonmajor.co.uk)

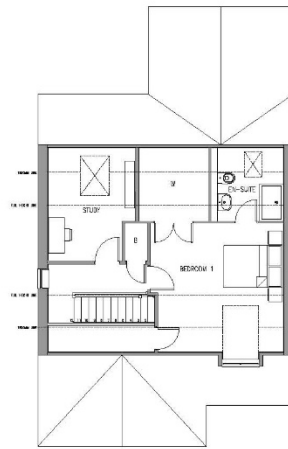
Ref: PH/JW/17924-a

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All dimensions to be checked on site prior to manufacture of prefabricated items. Any discrepancy as query to be reported and clarified before associated work proceeds. All construction to be in accordance with relevant Trade and Professional Standards and Guidelines, Statutory requirements and product manufacturer's specifications. Used in conjunction with Product specifications, Workmanship specification, all other associated drawings issued and details which may be issued from time to time.

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FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



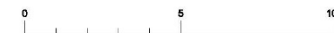
REAR ELEVATION



SIDE ELEVATION

Window to Plot 1 only

# HOUSE TYPE SC3



REV	DATE	INITIAL
Brighthouse Court, Barnett Way, Barmwood, GLOUCESTER, GL4 3RT		
Station Road, Westbury Proposed Floor Plans and Elevations		
CS	07.02.2023	
1:100 at A2	905-10	
Drawn By:		Scale: