

**A SEMI-RURAL SINGLE FREEHOLD BUILDING PLOT WITH PLANNING CONSENT FOR THE ERECTION OF A
DETACHED FAMILY HOUSE WITH GARDENS AND PRIVATE DRIVE PARKING**



LAND AT BOURNE VIEW, ALLINGTON, SALISBURY, WILTSHIRE SP4 0AA

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £150,000

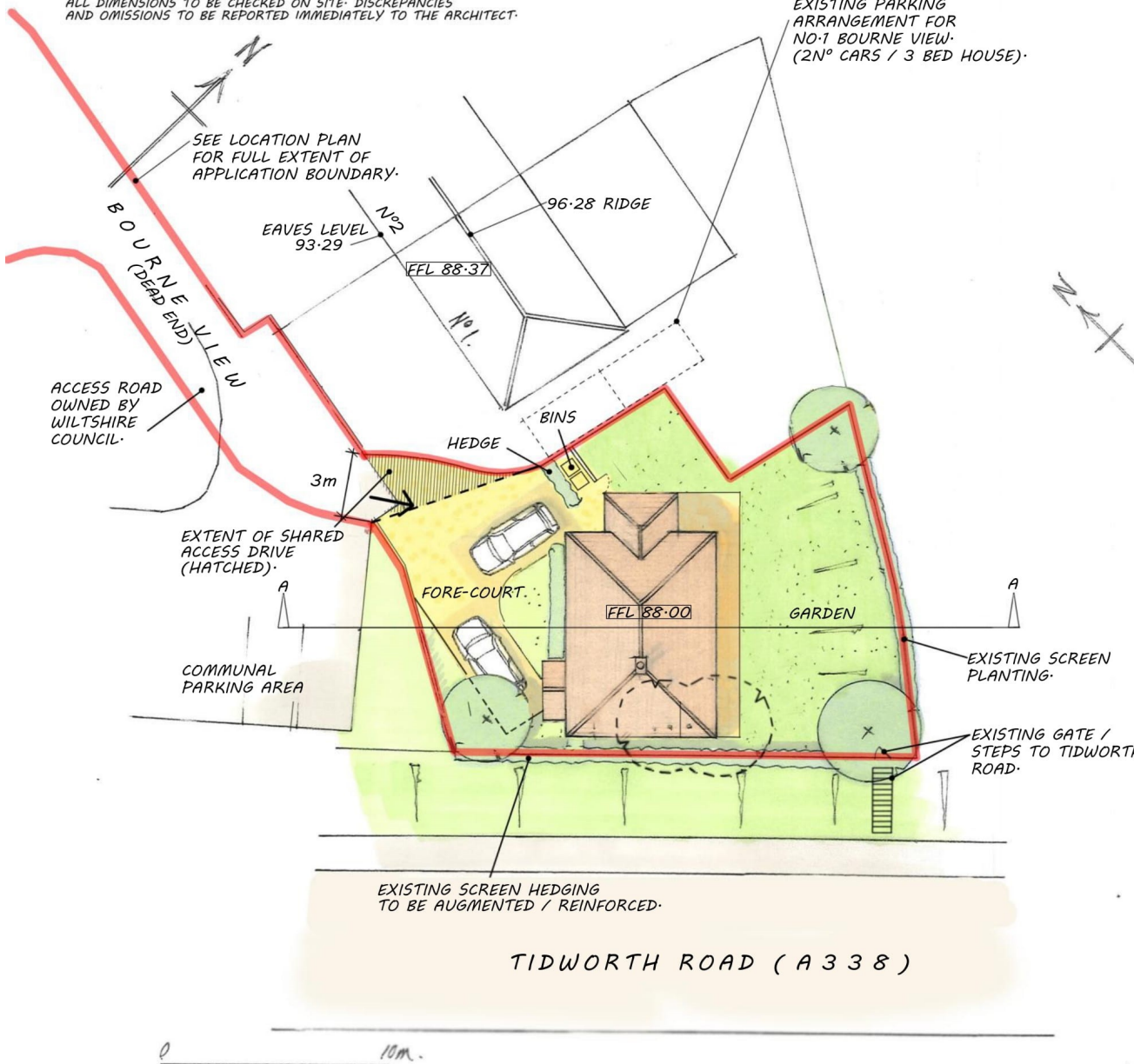
Planning Reference PL/2021/08473; Planning Consent granted 10th May 2023. The plot is accessed via a small Close, is well placed in a corner position and will have a west facing garden with an excellent view. The gross internal area of the proposed dwelling is 1184 sqft. (109.96 sqm.) with 3 bedrooms, 2 bathrooms, sitting room with fireplace and a large open plan dining room/kitchen/family room. Private drive parking.

Bourne View is on the very edge of the Wiltshire village of Allington approximately 7 miles to the north of the cathedral city of Salisbury and about 3 miles to the south east of Amesbury. The Parish also includes the neighbouring settlement of Boscombe; both villages are on the River Bourne with the Parish boundaries bordering both Wiltshire and Hampshire. Porton, some 2 miles distant, offers facilities including a flourishing Nisa Local Convenience Store, hairdresser, The Old Railway Hotel (a traditional country pub with rooms and beer garden), Porton Garden, Aquatics and Pet Centre, Porton and Old Sarum Surgery (part of the Three Chequers Medical Practice), St Nicholas' C of E Primary School, the Anglican church of St Nicholas (dating to around 1877) and The Good Choice Chinese takeaway. Salisbury has more extensive shopping facilities, social and educational amenities including the Salisbury Playhouse, Arts Centre, cinema, state and private primary and secondary schools including Bishop Wordsworth's Grammar School and South Wilts Girls School, leisure and recreational facilities including private members gymnasiums, golf club and recreation ground and tennis clubs. The nearby village of Grateley, has a railway station serving London (Waterloo) and the West Country and there are good road links via the A303/M3 to London and the West Country.

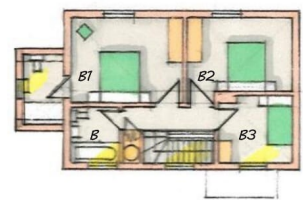
NOTES:

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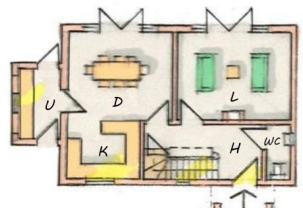
EXISTING PARKING ARRANGEMENT FOR NO.1 BOURNE VIEW. (2N° CARS / 3 BED HOUSE).



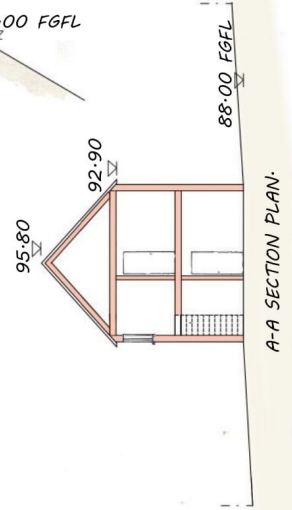
SOUTH WEST / FRONT ELEVATION.



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.



A-A SECTION PLAN.

G.I.A. = 109.96m²
(1184ft²)

- REV E - PARKING FOR DWELING AMMENDED - 17-12-21
- REV D - PARKING FOR N°1 SHOWN - 29-10-21
- PROPOSED DWELLING REPOSITIONED
- REV C - PLANNING APPLICATION - 26-08-21
- REV B - BOUNDARY UPDATED - 14-07-21
- REV A - GARAGE REMOVED - 06-07-21

DWG NO. 21/3348/SK01E

SKETCH PROPOSAL FOR NEW DEWLLING AT 1, BOURNE VIEW, ACCINGTON, SP4 0AA,
PROPOSED SITE PLAN, PLANS, SECTION & FRONT ELEVATION, SCALE 1:200 @ A3 © R.R.P.L. JUNE 2021.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Services to be confirmed. Council tax to be assessed on completion of the build.

DIRECTIONS: Proceed out of Salisbury on the London Road (A30) passing Parkwood Health and Fitness Centre. Follow the road under the railway bridge turning left at the mini roundabout and proceed through the Winterbournes, passing the turning on your right to Gomeldon and, at the mini roundabout, turn right onto the A338 (Tidworth Road). Continue to follow the road passing through Porton following the road towards Boscombe and Allington passing the Earl of Normanton pub. Continue to follow the A338 for approximately 2 miles passing the entrance to The Bluebells housing development on your left hand side and take the next turning left into Bourne View. Take the first turning on the right and proceed into the close the plot will be found on the far left hand corner. Look for the BAXTERS For Sale board.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10610