A SEMI RURAL SINGLE FREEHOLD BUILDING PLOT WITH PLANNING CONSENT APPROVED FOR THE CONSTRUCTION OF A DETACHED FAMILY HOME

LAND AT MISTLE BOURNE, THE AVENUE, PORTON, SALISBURY SP4 0NT

01722 238711

BAXTERS
PROPERTY & LAND AGENTS

LAND ADJACENT TO MISTLE BOURNE, THE AVENUE, PORTON, SALISBURY SP4 0NT
PRICE GUIDE: £350,000

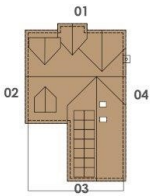
Planning Reference: PL/2024/04928; Planning Consent granted February 2025. This is a corner plot forming part of an existing mature garden with an established access off The Avenue.

The gross floor area of the proposed dwelling is 198.5sqm (2137sqft) and will comprise of three reception rooms, four bedrooms and three bathroom. It will be the purchaser's responsibility to erect the approved boundary fence which is to be a mix of close board and, post and rail.

Mistle Bourne

Plot 1: Proposed front elevation 01 @ 1:100

Plot 1: Proposed side elevation 02 @ 1:100



key plan

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Unless for planning purposes

Material Key:

1. Roof - clay tiles.
2. windows - UPVC grey.
3. Rooflights.
4. Grey Aluminium windows and doors.
5. Walls brick.
6. Walls - Timber cladding
7. fascias and soffits - grey.
8. Door - aluminium.
9. Oak frame.
10. folding doors - grey aluminium
11. Photo Voltaic panels

1:100 0 1 2 3 4 5

Rev -		
Client: Kirk Gunn	Planning	
Project: Mistle Bourne, The Avenue, Porton, Salisbury, SP4 0NT	Drawing No: 436-02-012	Revision:
Title: Proposed elevations Plot 1	Drawn: GS / Check:	Scale: 1:100 @a3 / First issue: May 2024

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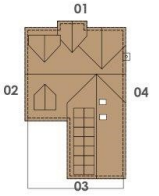
e: info@bircharchitects.co.uk

Mistle Bourne

Plot 1: Proposed front elevation 03 @ 1:100

Plot 1: Proposed side elevation 04 @ 1:100



key plan

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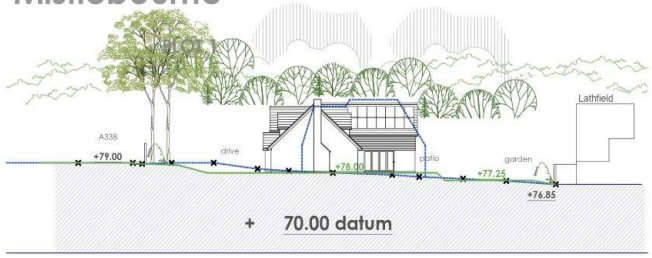
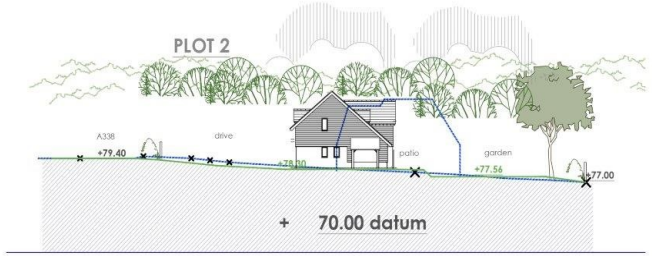
Mistlebourne



Proposed site sections a-a @ 1:250



Proposed site sections b-b @ 1:250

Key Plan

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1:250 0 1 2 3 4 5 6 7 8 9 10 11 12

Rev -		
Client: Kirk Gunn	Planning	
Project: Mistle Bourne, The Avenue, Porton, Salisbury, SP4 0NT	Drawing No: 436-02-009	Revision:
Title: Proposed site sections	Drawn: GS / Check:	Scale: 1:250 @a3 / First issue: May 2024

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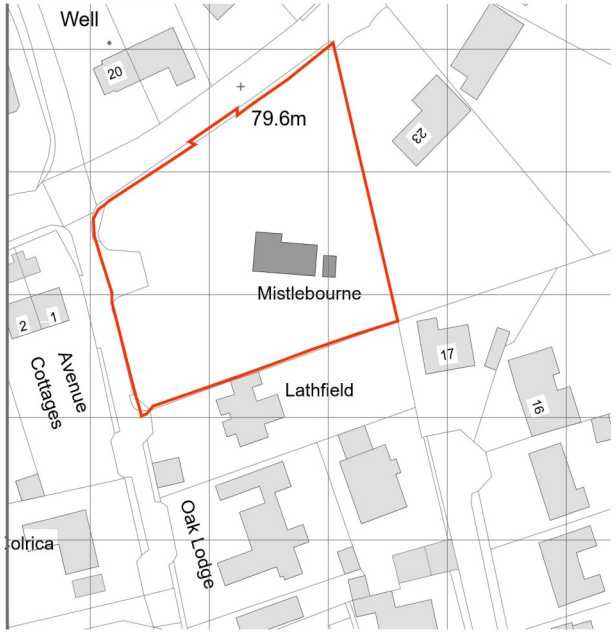
Mistle Bourne



Existing Site plan 1:500

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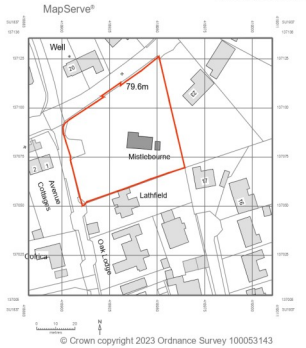

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Site Location plan 1:1250

1:1250 0 5 10 15 20 25 30 35 40 45 50 55 60
1:500 0 5 10 15 20 25

Client: Kirk Gunn	Planning	
Project: Mistle Bourne, The Avenue, Porton, Salisbury, SP4 0NT	Drawing No: 436-02-001	Revision:
Title: Existing Site plan	Drawn: / Check:	Scale: 500 & 1250 @a3 / First issue: May 2024

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TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax to be assessed. Services to be confirmed.

DIRECTIONS: From the cathedral city of Salisbury proceed towards Amesbury along the A345 taking the third exit at the park and ride roundabout onto the Portway. Follow the road to the next roundabout and take the second exit (still following the Portway). At the second set of traffic lights (with Westover Land Rover of Salisbury on the right hand side) follow the road all the way into Porton. Proceed through the village staying on the A338 (Tidworth Road) to the end of the village and Mistle Bourne can be found on the right hand side clearly identified by 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: 10770.