



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

£525,000 Freehold

A once in a lifetime opportunity to purchase a 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.

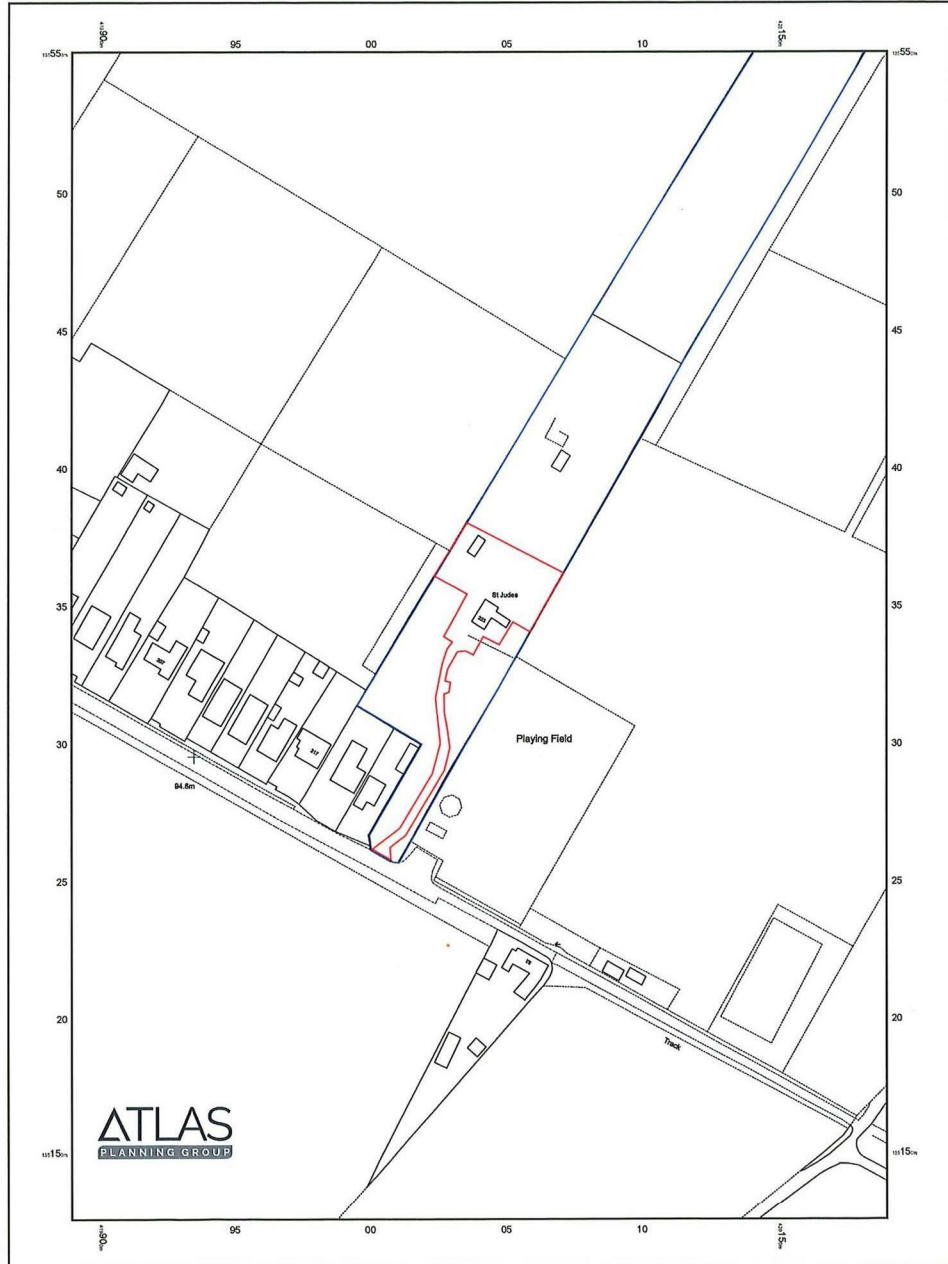


WHITES

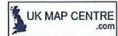
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Serial No: 275566
Centre Coordinates: 420040,135339
Production Date: 20/11/2023 12:45:32

Location Plan
PL/0001/A



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0m 1cm = 12.5m 62.5m
Scale 1:1250



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
-	26/05/24	Original Issue
1	11/05/24	Survey completed
A	22/05/24	Drawn by JH

NOTES:

1. This drawing is a topographic survey of the site shown on the plan and is not a site plan. It is intended to provide a detailed record of the site's topography and existing structures.

2. All measurements are taken from the datum point shown on the plan. The datum point is located at the intersection of the red and blue lines.

3. The ground level is shown by the contour lines. The contour interval is 100mm.

4. The buildings shown on the plan are shown in pink. The walls are shown in solid lines. The roofs are shown in dashed lines.

5. The vegetation shown on the plan is shown in green. The trees are shown in solid lines. The shrubs are shown in dashed lines.

6. The roads shown on the plan are shown in blue. The roads are shown in solid lines.

7. The approximate line shown on the plan is shown in red. The approximate line is shown in solid lines.

8. The drawing is a topographic survey and is not a site plan. It is intended to provide a detailed record of the site's topography and existing structures.

9. All measurements are taken from the datum point shown on the plan. The datum point is located at the intersection of the red and blue lines.

10. The ground level is shown by the contour lines. The contour interval is 100mm.

11. The buildings shown on the plan are shown in pink. The walls are shown in solid lines. The roofs are shown in dashed lines.

12. The vegetation shown on the plan is shown in green. The trees are shown in solid lines. The shrubs are shown in dashed lines.

13. The roads shown on the plan are shown in blue. The roads are shown in solid lines.

14. The approximate line shown on the plan is shown in red. The approximate line is shown in solid lines.

- LEGEND**
- Contour Lines
 - Boundary Lines
 - Fences & Walls
 - Roads
 - Buildings
 - Vegetation
 - Structures
 - Other
- LEVELS & HEIGHTS**
- Spot Heights
 - Bench Marks
 - Reduced Levels
 - Ordnance Datum
 - Mean Sea Level
 - Mean High Water
 - Mean Low Water
 - High Water
 - Low Water
 - Spring Tides
 - Neap Tides
 - Mean High Spring Tides
 - Mean Low Spring Tides
 - Mean High Neap Tides
 - Mean Low Neap Tides
 - High Spring Tides
 - Low Spring Tides
 - High Neap Tides
 - Low Neap Tides

LDS
Land & Building Surveyors

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01723 31212 / ENGINEERING@LDS-SURVEY.CO.UK

RICS
THE SURVEY ASSOCIATION

Client: ANN WILLIAMS
Drawing No: TOPOGRAPHIC SURVEY

Project: 23 EAST COMELDON ROAD
EAST GOMETOOK

Scale: 1:200
Drawing No: LDS/17903
Revision: TP1
Author: JH

DATE	STATUS	DESCRIPTION
2024-05-26	ISSUED FOR CONSTRUCTION	Final Topographic Survey
2024-05-11	ISSUED FOR PERMITTING	Topographic Survey
2024-05-05	ISSUED FOR TENDERING	Topographic Survey
2024-05-01	ISSUED FOR DESIGN	Topographic Survey
2024-04-25	ISSUED FOR SURVEY	Topographic Survey

HM Land Registry
Current title plan

Title number **WT469074**
Ordnance Survey map reference **SU20355W**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**



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