



Land at Waiblingen Way, Devizes  
Wiltshire SN10 2BW

**birkmyre**  
property consultants

## A SITE OF 0.08 OF AN ACRE WITH PLANNING CONSENT FOR A 1400 SQ FT (130 SQ M) DETACHED HOUSE AND GARDEN.

- A site for a detached town house
- Outline planning permission for a detached house
- Proposed 1400 sq ft (130 sq m)
- End of road setting, and close to the town centre

### LOCATION

Devizes has many amenities including town centre shopping, a leisure centre, various supermarkets, cinema, theatre and thriving weekly market. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available from Pewsey, Chippenham and Swindon, and also from Andover to Waterloo.

Schools in the locality include Devizes School, Dauntseys School, Marlborough College and St Mary's Calne.

The land lies at the eastern end of Waiblingen Way where the road stops with the eastern boundary being the galvanised steel fence in front of Dyehouse Lane.

### DESCRIPTION

This site comprises two blocks of garages on either side of a tarmac area. It is roughly I-shaped and level. We believe services are available close to the site.

Outline Planning consent was granted on 27/01/2023 reference PL/2022/07041 for the erection of one detached dwelling.

Plans can be inspected by following this link: -

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017c0NwAAI/pl202207041>

### TENURE

Freehold

### LOCAL AUTHORITY

Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000

[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

### DIRECTIONS

What 3 words: octopus.soaps.frames



\*Please note: All pictures, and images are for identification purposes only, and are not to scale or accurate for measurements.



### Important Notice

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