



Stonebridge Lane, Marlborough,
Wiltshire SN8 1AX

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A SUPERB SITE OF 0.1 OF AN ACRE WITH PLANNING CONSENT FOR A 2150 SQ FT (200 SQ M) DETACHED HOUSE AND GARDEN, SET ON THE EDGE OF TOWN YET CLOSE TO MARLBOROUGH HIGH STREET AND OPEN COUNTRYSIDE.

*A secluded edge of town site *Planning permission for a detached house *Proposed 2150 sq ft (200 sq m) of accommodation *Large garden

LOCATION

Marlborough is an historic thriving market town offering a broad selection of shopping and leisure opportunities. Swindon lies 11 miles to the north and Newbury 17 miles and Hungerford 9 miles to the east with Salisbury 22 miles to the south.

Communications are excellent with good road access to the nearby major towns whilst there are regular train services from Swindon, Hungerford, Great Bedwyn and Pewsey providing access to London Paddington. Junction 15 (M4) is 10 miles with junction 14 of the M4 being just to the north of Hungerford. The A303 to the south gives access to the M3.

There are a range of schools in the area including primary schools in the town, Preshute Primary School, St John's Academy Marlborough.

Stonebridge Lane lies on the eastern edge of the town, running from Poulton Hill to London Road via a bridge across the picturesque River Kennet, through the wildlife reserve. The land is situated at the northern end of Stonebridge lane close to the junction with St Martins.

DESCRIPTION

This oblong shaped site, formerly part of the garden for the adjoining house, is mostly grassed with mature hedged boundary and at the southern end a detached former garage and parking area.

Planning consent was granted on 6/11/2019 reference 19/07621/FUL for the erection of detached dwelling and demolition of garage.

The plans provide for a two storey detached

house with timber clad elevations under a pitched slate roof. The accommodation, of about 2150 sq ft (200 sq m), will comprise a contemporary styled open plan living, dining and kitchen area at first floor with bedroom accommodation below.

Plans can be inspected by following this link:-

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014etGIAAI/1907621ful?tabset-8903c=2>

TENURE

Freehold

LOCAL AUTHORITY

Wiltshire Council, County Hall, Trowbridge,

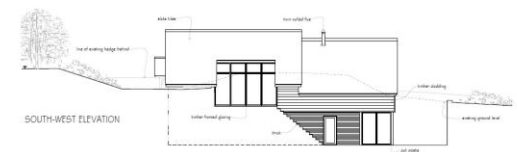
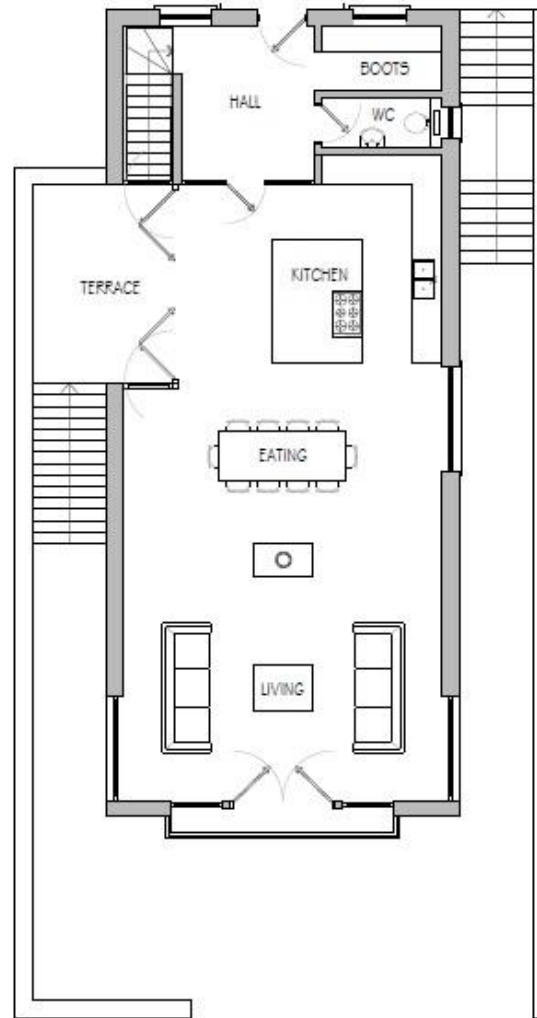
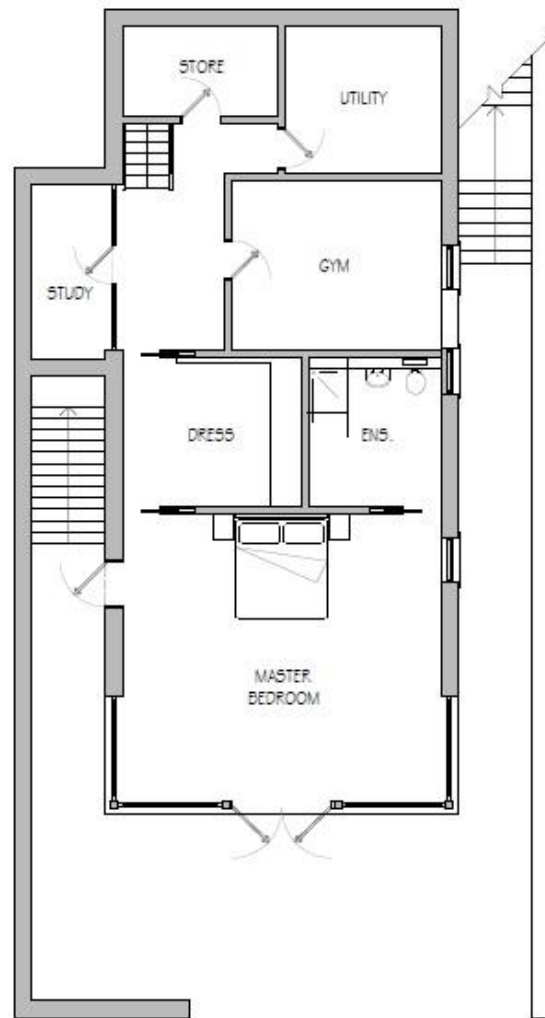
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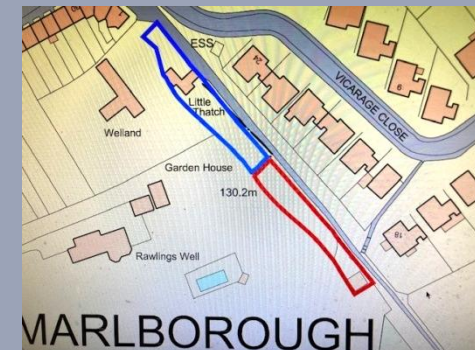
DIRECTIONS

From Marlborough High Street head towards Ramsbury turning left into Kingsbury street and then right into Silverless Street. Cross over the main road into St Martins and the entrance to Stonebridge Lane is the first right hand turn before leaving the town. The site will be found on the left immediately after the property known as Little Thatch.

NB: Stonebridge Lane is classified as a bridleway and does not have rights for vehicular access.







Important Notice

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