

# RESIDENTIAL DEVELOPMENT FOUR DWELLINGS

The Elms, Green Lane, Sherston, Malmesbury, Wiltshire, SN16 0NP



AJW

LAND & DEVELOPMENT  
CHARTERED SURVEYORS

## SITUATION

Sherston is a picturesque Cotswold village with excellent facilities including a parish church, general store with post office and a doctor's surgery. The nearby market towns of Malmesbury and Tetbury provide further amenities.

The area offers excellent choice of schools and colleges, including Sherston C of E Primary and Westonbirt Schools. Recreation opportunities in the area include Badminton Horse Trials and Westonbirt Arboretum. The village has an excellent community with a well renowned pub, The Rattlebone Inn, within walking distance of the property.

The larger centres of Cirencester, Bath and Bristol are easily accessible, providing a more extensive range of shopping and recreational facilities.

## THE PROPERTY

An attractive Cotswold development opportunity set in the heart of the village. The property comprises a derelict house (to be demolished) set in 0.55 acre of garden and grounds. Detailed planning permission was granted by Wiltshire Council on 5th March, 2025 (ref: PL/2023/08493) for the demolition of an existing dwelling and erection of 4 no. market detached dwellings.

The sizes of each unit are:

- Unit 1 – 4 bedroom (2,660 Sq ft)
- Unit 2 – 4 bedroom (1,802 Sq ft)
- Unit 3 – 4 bedroom (1,925 Sq ft)
- Unit 4 - 4 bedroom (2,399 Sq ft)

Total 8,786 Sq ft.

Unit 4 forms part of the re-development of the existing garage. Prospective buyers are advised to carry out their own measurements. The property will be purchased as seen. Further details are available on Wiltshire Council's planning website.

## METHOD OF SALE

Prospective buyers are invited to submit offers to AJW Land & Development Ltd by 12 Noon on Tuesday 22nd July, 2025. Written offers should be submitted in a sealed envelope and sent to AJW Land & Development Ltd, Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES and titled "For the attention of Mr. A.J. Wright – The Elms, Sherston". Emailed offers should be sent to [anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk). All offers should contain a breakdown of all assumptions made.



## COMMUNITY INFRASTRUCTURE LEVY

The purchaser will be responsible for the Community Infrastructure Levy (CIL) charged. Purchasers should include a calculation of the CIL charged.

## RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.

## SERVICES

The existing dwelling due to be demolished is currently connected to mains water, electricity and foul drainage. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are available for each plot.

## VIEWING

Strictly by prior appointment through the Selling Agents (01666 318 992).

## TENURE

The Sellers will impose a restriction on the Buyer not to construct more than 4 dwellings on the Property. The property is freehold with vacant possession.

## VAT

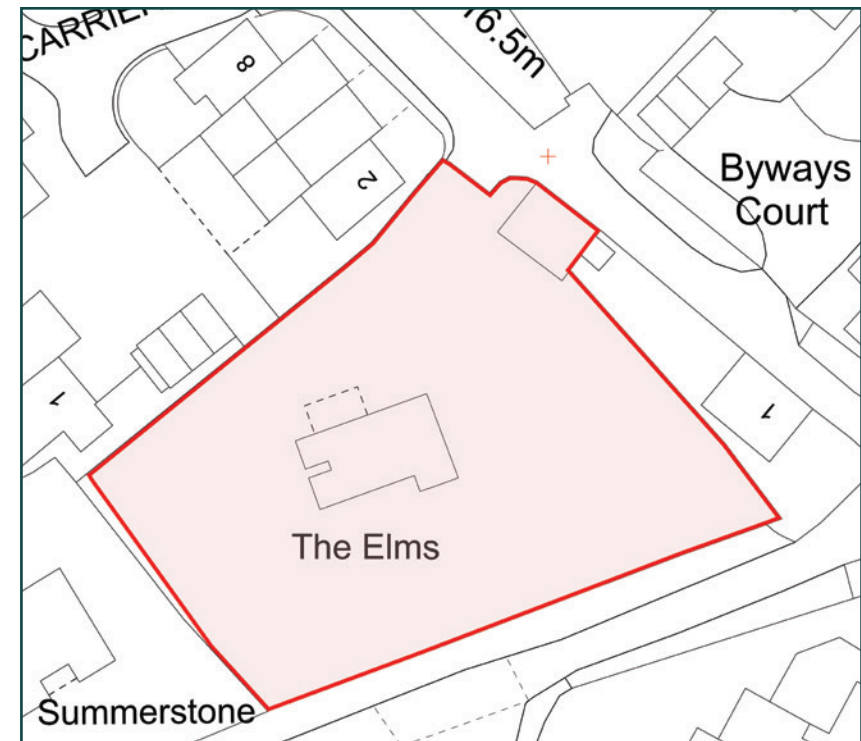
VAT will not be charged on the sale price of the property.

## SELLER'S SOLICITOR

Forrester Sylvester Mackett, 59 High Street, Malmesbury, Wiltshire SN16 9AH.  
Tel: 01666 822 671. For the attention of Ms. Liz Calderhead

## LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER. Tel: 0300 4560 1000.





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[www.ajwlanddevelopment.co.uk](http://www.ajwlanddevelopment.co.uk)

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07552 044 742

These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: June 2025.