



Stobberts Farm Buildings | Market Lavington | Devizes | Wiltshire | SN10 4AZ

**WOOLLEY  
& WALLIS**



# WOOLLEY & WALLIS

Guide Price: £250,000

A plot measuring 0.34 of an acre in a private location in Market Lavington with granting of permission for single building to be converted to residential dwelling through Class Q.

## The Site

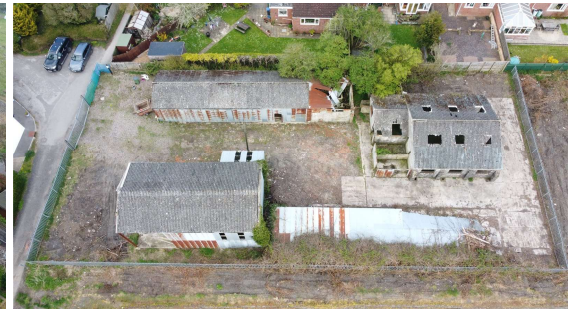
This unique plot, Stobberts Farm Buildings, is now available for purchase through Woolley & Wallis, Marlborough.

Located in Market Lavington, this property sits on a spacious 0.34-acre plot and offers remarkable views over Salisbury Plain.

The site comprises three separate buildings, one of which has been granted Class Q planning permission. This means that the building is permitted to be converted into a residential dwelling, providing an excellent opportunity for those looking to create their dream home in a beautiful countryside setting.

With the planning permission already in place, buyers can save time and effort by immediately embarking on the conversion process. This allows for more flexibility in designing the interior layout and ensures a smooth transition from barn to home.

Approval has been granted for the change of use of an agricultural building to a single dwellinghouse, along with associated operational development, at the specified location in Market Lavington, Devizes. This approval is granted under Article 3(1) and Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The approval is in accordance with the submitted application, Ref PL/2022/03161, dated 20 April 2022, and the accompanying details.







## The Situation

This rural plot offers stunning views of Salisbury Plain and is located in a popular village in Wiltshire. The village boasts various amenities such as a primary and secondary school, a doctors surgery, a public house, and a church. Additionally, residents can find a pharmacy, grocery store, Post Office, butchers, and hairdressers within the village.

Market Lavington is situated approximately five miles south of the thriving market town of Devizes. Furthermore, larger towns and cities including Bath, Salisbury, Swindon, Chippenham, and Marlborough are all within a reasonable commuting distance from the village.

## Directions

Starting from Devizes on the A360 Salisbury Road, continue driving until you reach the village of Potterne. Once in Potterne, take a left turn at The Black Dog crossroads, following the signpost to Market Lavington. As you reach the roundabout, take a right turn, and then a left turn at the next junction onto the High Street.

Continue driving along the High Street, and just before you reach the next roundabout, take a right turn by the church onto Stobbarts Road. Continue down this lane until you reach the end.

The plot is located at the end of the lane.



**AGENT'S NOTES**

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in September 2023.