



## FOR SALE

Development Land  
6.498 acres (2.63 ha)

- Freehold With Vacant Possession
- Greenfield Site
- Residential Development Potential
- Including Provision of Public Open Space
- Subject to Planning

# Stonehenge Road, Durrington

Land to the North West of Stonehenge Road, Durrington, SP4 8BW





## LOCATION

Durrington is a large village with a population of 5717 (Source: 2021 Census), located 2 miles north of Amesbury, 10 miles north of Salisbury and 2.5 miles north east of the World Heritage Site at Stonehenge. The military garrison of Larkhill is 1.5 miles to the west.

The parish has history dating back to Neolithic times with sites at Durrington Walls and Woodhenge. It sits in the upper Avon Valley with the River Avon running to the east and south of the settlement.

It has excellent connections with direct access to the A303 via the A345 1.6 miles to the south of the site.

Durrington has a range of facilities including the Avon Valley Academy School, swimming pool & fitness centre, two pubs, petrol filling station and Tesco Express. There are three supermarkets, Tesco, Co-op and Lidl at nearby Amesbury.

Railway connections are at Grateley (9.4 miles) or Salisbury (9.7 miles) (London to Waterloo mainline).

## DESCRIPTION

The site comprises a greenfield site of 6.498 acres (2.63 ha), with natural sloping topography from the southern to the northern boundary.

Access to the site is at the south western corner off the Stonehenge Road, along the old A345, still owned by Wiltshire Council, over which there are full rights of access. There is also a right of access at the north east corner from Willow Drive.

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## SERVICES

No mains services are connected. Refer to sales pack for further information. Purchasers will need to make their own enquiries regarding the connection and capacity of mains services. All connection costs will be borne by the purchaser.

## PLANNING

The site was formerly used as farmland until 2004, thereafter leased for many years to Durrington Town Council for open space and recreation purposes.

The current owners explored development potential via community engagement and with the support of Durrington Town Council, obtained a positive pre-app response dated 28 July 2023 from Wiltshire Council to provide 14 dwellings on 15% of the site, with a Public Open Space on the remainder.

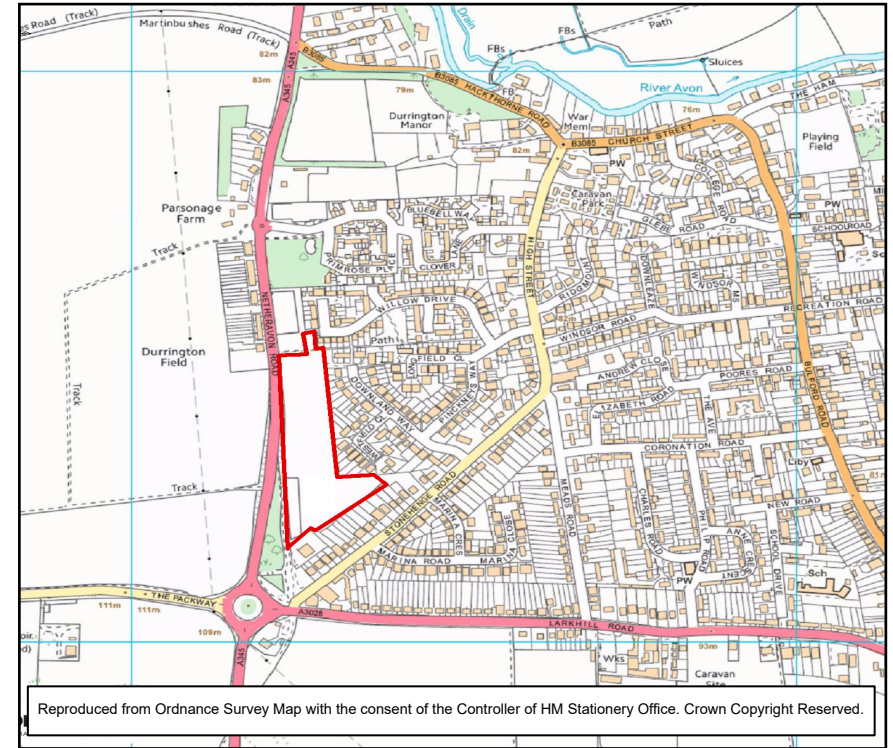
Wiltshire Council has not met its 5 year housing supply target and the Government Planning Inspector rejected their proposed Local Plan (2020 to 2038) in January 2026, increasing the opportunity for speculative proposals capable of fulfilling housing demand.

## TENURE

Freehold.

Public footpath DURR 25 crosses the site at the north east corner across to Netheravon Road. DURR 21 is situated outside the perimeter of the site alongside Netheravon Road connecting to Stonehenge Road.

**Code for Leasing Business Premises** As a RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).



## PRICE

Our clients will consider offers for the freehold interest on:-

- i) An unconditional basis with or without an overage agreement, or,
- ii) A conditional offer, subject to planning.

## VAT

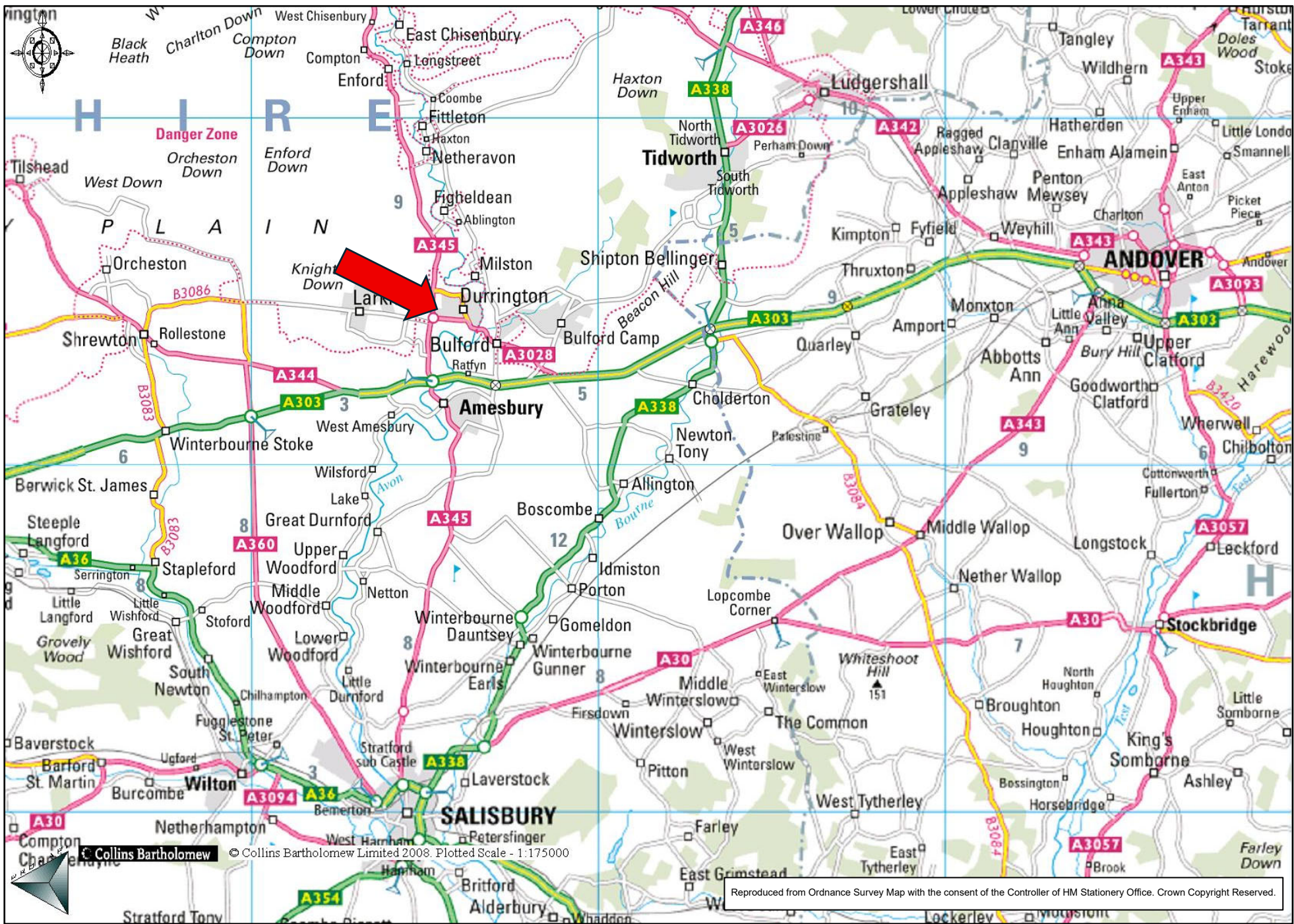
VAT is not payable on the sale price.

## VIEWING

Strictly by appointment only.

Ref: PH/JW/18665

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