



Strategic Land
Potential Development Opportunity

Option/Promotion
Offers invited

0.92 hectares (approx. 2.27 acres)
Land adjoining The Knapp, Sutton Veny
BA12 7AU

**COOPER
AND
TANNER**



Plan for identification purposes only.

Approx. 2.27 acres of Bare Land Adjoining The Knapp, Sutton Veny, Wiltshire BA12 7AU

- Strategic Land with potential development opportunity
- Being offered to a Developer for an Option or Promotion agreement
- Edge of village location
- Footpath links back to the village

Description

Situated on the northern edge of the sought-after village of Sutton Veny, this parcel of strategic bare land is currently laid to agricultural use and offers excellent long-term development potential.

The land benefits from **vehicular access directly from Bests Lane**, along with **public footpaths running north-south and east-west**, providing strong pedestrian connectivity back into the heart of the village. The site is predominantly level in topography and is bordered by established residential properties on three sides, creating a natural extension to the existing settlement pattern. Enjoying open views across the surrounding countryside, the land sits within the National Landscape catchment, with much of Sutton Veny itself designated as a Conservation Area. Importantly, the parcel lies **just outside the current settlement boundary**, yet is **adjoined on three sides**, enhancing its potential for future promotion.

Method of Sale

Our vendor is seeking a Developer to enter into an Option or Promotion agreement. The purchase price will be a percentage of the resale Gross Development Value. For further information please contact the agent. Whilst not all the land will be required for development it is not being offered for agricultural or equestrian purposes.



Planning

It will be the responsibility of the developer/promoter to make representations under the option or promotion agreement to Wiltshire County Council.

Location

Sutton Veny is a charming and picturesque village set within the beautiful Wylde Valley in Wiltshire, just a few miles from Warminster. Known for its peaceful rural setting and strong sense of community, the village sits along the River Wylde and features a mix of traditional homes, open countryside, and nearby woodland areas such as Southleigh and Eastleigh Woods. The village is home to the well-regarded Sutton Veny C of E Primary School. Offering a balance of rural tranquillity with convenient access to Warminster's wider amenities and transport links, Sutton Veny is an attractive location for those seeking village life surrounded by natural beauty.

Viewings

Viewing appointment only, contact Darren Woodyer on 01373 455060. NB this is a parcel of bare land open to the elements and suitable precautions, and care should be taken during viewings.

Local Council:

Wiltshire County Council

Services: Prospective purchasers must satisfy themselves as to the location and capacity of any services.

Tenure: Freehold



Motorway Links

- A36/A303
- M4/M5



Train Links

- Warminster Station, approx. 2.29 miles
- Dilton Marsh Station, approx. 5.34 miles
- Westbury Station, approx. 6.43 miles



Wayleaves, easements and rights of way

The land will be subject to and with the benefit of all rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cable, drains, water and gas and other pipes whether referred to in these particulars or not.

Important Notice –

Cooper and Tanner for themselves and for the Vendors of this land, whose agents they are, give notice that:

- The particulars are prepared in good faith to give a fair, and substantially correct, overall description for the guidance of intending purchasers. They do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
- The potential purchaser will be required to fund the agents upfront fee along with an annual monitoring fee. They will also be required to pay all solicitors costs in regards to the drafting of the contract. These will be a deductible amounts if planning is approved.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- No person in the employment of Cooper and Tanner has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Cooper and Tanner nor enter into any contract on behalf of the Vendor.

DEVELOPMENT

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