



78/80, High Street, Market Lavington, Devizes

Fantastic redevelopment opportunity in popular village including a substantial pair of four-bedroom terraced houses and outbuildings

Guide Price **£650,000**

Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

78/80 High Street, Market Lavington, Devizes, Wiltshire, SN10 4AG

On the market for the first time in over 120 years, a pair of four-bedroom terraced houses both for complete renovation and extensive rear outbuildings with planning potential for further residential accommodation STPP both benefitting from outstanding views over the surrounding countryside.

- Approx. GIA of 78 High Street: 1804 sq. ft (167.5 sq. m)
- Approx. GIA of 80 High Street: 1395 sq. ft (129.6 sq. m)
- Outbuildings approx. 1747 sq. ft (162.2 sq. m)
- Scope to create a further dwelling subject to planning and consents.
- Scope to create one large dwelling with parking, gardens and outbuildings
- South facing gardens and off road parking

Viewing strictly by appointment through
Symonds & Sampson Devizes office on 01380 710535





The Property

Understood to have been constructed in 1836 and used as a workshop historically for painters, decorators and glaziers, before later being turned into residential accommodation the total floor area extends to 4,946 sqft (459.4sqm) divided between 78, 80 and the red brick outbuildings to the rear.

The property has scope to modernise both four-bedroom properties and create a further dwelling subject to planning and consents in the rear garden or create one large dwelling with outbuildings.

In all, plot extends to 0.16 acres (hectare) with parking and south facing level gardens to rear, the outbuildings comprise a two-storey red brick paint shop and single storey red brick stables.

78 is the larger of the two with four good size double bedrooms upstairs. 80 is marginally smaller and adjoins the outbuildings with unique fourth bedroom or studio over the alleyway featuring stunning views over the countryside.

Situation

The property is in the popular village of Market Lavington, in a desirable position on the high street, a thriving village on Salisbury Plain about 5 miles south of Devizes. There is a village school, community hall, doctor's surgery, museum and library in the village with excellent schools in the vicinity including Dauntsey's and Marlborough College.

Directions

From The Green Dragon public house, turn right onto the High Street (B3098). 78/80 High Street can be found on the left-hand side a short distance along the High Street.

What3words:

///avocado.commit.defended

Outside

Services
Mains water, electricity and drainage.

Possession

Freehold with vacant possession on completion.
Council Tax Band D/D
EPC - F (78) & G (80)

Local Authority

Wiltshire Council Tel: 0300 456 0100
www.wiltshire.gov.uk

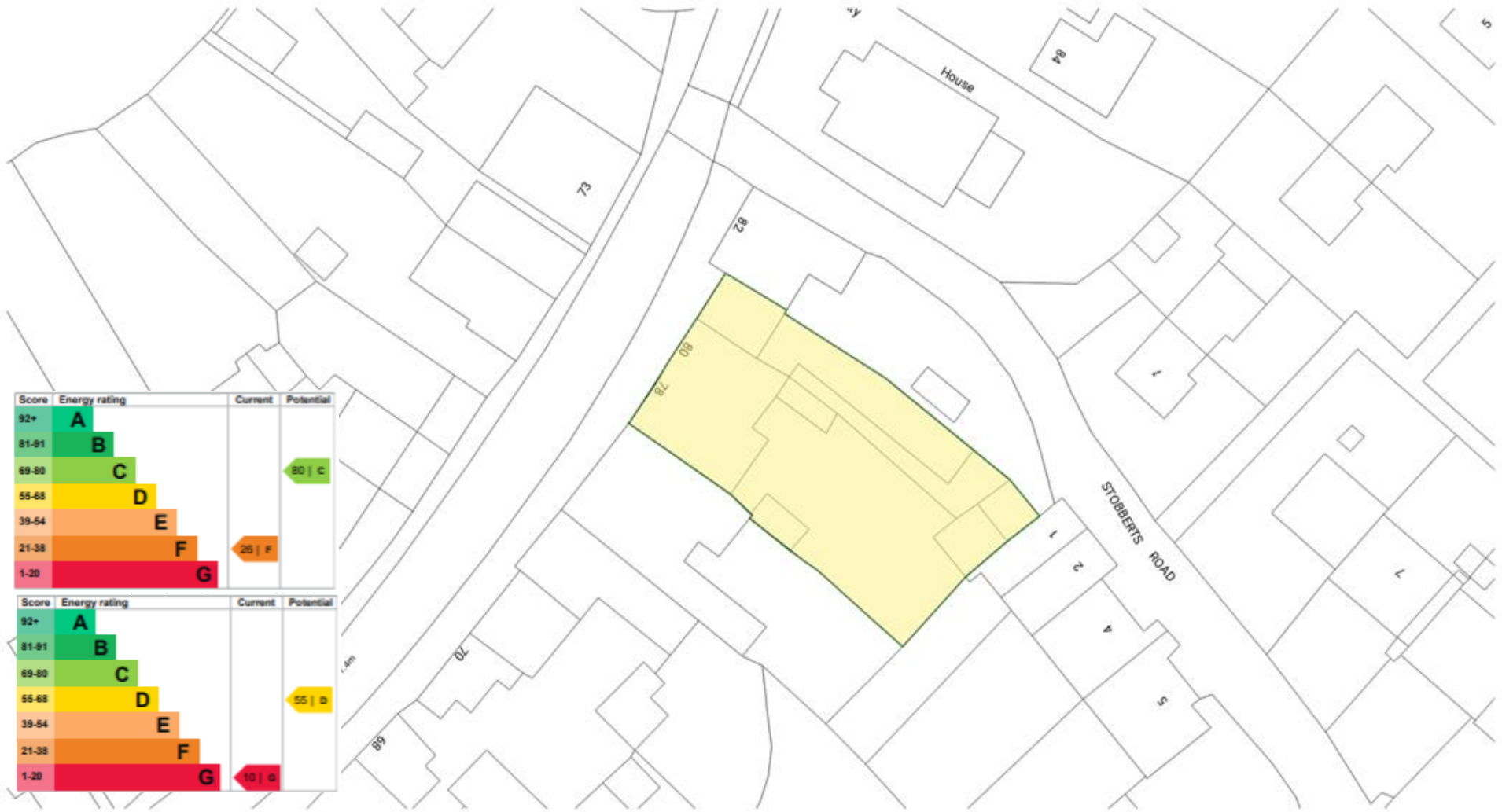
Viewings

Viewings strictly by appointment only to be arranged with the sole selling agents via Jack Denning-James 01380 710535
jdjames@symondsandsampson.co.uk

Agents Note

Property currently unregistered with first registration on sale
Photographs taken in February and April 2023
JDJ/28/04/23

78/80 High Street Market Lavington



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