

Moonrakers

DINTON, WILTSHIRE



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Hindon Road, Dinton, Salisbury, Wiltshire SP3 5EG

A single storey property of great potential, set in about 0.3 acre plot
with consent for development.

Consent in place to demolish and build two 4 bedroom houses,

Or

An opportunity to improve and remodel.



RV RURAL VIEW

The Loft, Tisbury, Wiltshire SP3 6JG

01747 442500

admin@ruralview.co.uk

Moonrakers

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SITUATION

The property is conveniently located in the Nadder Valley village of Dinton, part of the Cranbourne Chase & West Wiltshire Downs National Landscape. Dinton has an active community which benefits from a thriving primary school, Grade I listed church, recreation ground with cricket pavilion & club, large village hall and two pubs, The Wyndham Arms and The Penruddocke Arms, while The National Trust owned Philipps Park allows public access to its lovely parkland and woodland walks across the north of the village, and rights of way lead away to miles of stunning countryside.

To the west is Tisbury, offering a mainline rail service (London Waterloo 1hr 50 mins), as well as a collection of independent shops and professional services, with a well-

attended leisure centre. Some 5 miles to the east is Wilton, which provides amenities for most everyday needs, while the medieval cathedral city of Salisbury is 2 miles beyond, offering many more shopping, leisure and cultural facilities, as well as a district hospital and again a rail service to London (Waterloo 1hr 30 mins).

PROPERTY

Moonrakers is a detached bungalow, constructed of brick and block elevations under a tiled roof, and with the potential for a full refurbishment and possible extension (subject to the necessary consents), or alternatively it has planning permission for demolition and for two adjacent detached properties to be constructed on the site.

Each planned property is of approximately 1,700 sq ft and comprises 4 bedrooms, 2 bath/shower rooms, sitting room, kitchen/family room, utility and wc.

OUTSIDE

The whole plot is accessed off the village through road and measures about 0.37 acre. On one side is a flat-roofed garage and dilapidated lean-to, while on the other side, pedestrian access to the rear might be widened for vehicular use.

DIRECTIONS (SP3 6DS)

The property can be found on the north side of the village through road, approx. 150m to the west of the Wyndham Arms.

What3words: withdraws.suitcase.reserve

PLANNING PERMISSION

Wiltshire Council PL/2025/06598

TENURE

The tenure of the property is freehold.

SERVICES

Mains water, electricity and drainage, electric heating.

LOCAL AUTHORITY

Wiltshire Council

OUTGOINGS

Council tax band D

EPC

F (29) Please refer to the agents for the complete EPC

BROADBAND & MOBILE

Broadband: 80 Mbps Download 20 Mbps Upload (Ofcom predicted highest available speed) .

Mobile signal: All networks good outdoor, O2 variable indoor (Ofcom).

CURRENT ACCOMMODATION

Sitting Room 15'4" x 10' < 12'

Kitchen 19' x 9'

Bed 1 12' x 10'6"

Bed 2 12' x 10'6"

Bed 3/Study 8' x 6' < 8'6"

