

# DAVIS & LATCHAM ESTATE AGENTS

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- A rare redevelopment opportunity** • **Semi-Derelict Detached Bungalow**  
**Outstanding Elevated setting** • **Popular Wylve Valley Village**  
**Currently comprising 2 Bedrooms** • **Bathroom**  
**Sitting/Dining Room & Kitchen** • **Garage & Off Road Parking**  
**Extensive Overgrown Gardens circa 0.26 Acre** • **Scope to replace subject to Planning**



**The Warren, Hill Road, Sutton Veny, Warminster, Wiltshire,  
 BA12 7AT  
 £265,000**



This Semi-Derelict Detached Bungalow offers a rare redevelopment opportunity in an Outstanding Elevated setting overlooking one of the most popular Wylde Valley Villages. Currently comprising Hall, 2 Bedrooms, Bathroom, Sitting/Dining Room & Kitchen, Garage & Off Road Parking, Extensive Overgrown Gardens extending to circa 0.26 Acre, Scope to replace with something special to take full advantage of the unique elevated location subject to planning.

## Accommodation

**THE PROPERTY** is a semi-derelict individual detached bungalow which has colourwashed brick elevations under a slate roof. However after having remained unoccupied for some time the property has fallen into disrepair whilst the roof has suffered storm damage hence the opportunity exists to create a contemporary new home in its place, subject to obtaining the necessary planning consents. Uninhabitable properties of this nature are increasingly scarce and seldom for sale in Sutton Veny hence the Agents strongly recommend an early accompanied inspection in order to avoid disappointment.

## LOCATION

approached via Hill Road a little-used lane serving very few properties The Warren is set in a peaceful elevated location on an escarpment which enjoys views across the village below and the surrounding rolling downs which make up the Cranborne Chase Area of Outstanding Natural Beauty. Sutton Veny a small and welcoming Wylde Valley village, which features many different styles of property and is surrounded by lovely open country which keen cyclists and ramblers alike are sure to find highly appealing. Close at hand are the village facilities including the highly regarded Sutton Veny C of E Primary School rated "Outstanding" by Ofsted and the impressive Parish Church of St John The Evangelist built in 1866 in memory of Joseph Everett, with its adjacent ANZAC Commonwealth war graves. The bustling nearby town of Warminster just over 2 miles distant, offers excellent shopping facilities, 3 supermarkets including a Waitrose store and a host of small independent traders together with excellent schooling including Kingdown School and Warminster co-educational boarding and day Public School. Other amenities include a theatre and library, hospital and clinics and a railway station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bournemouth, Bristol and Southampton airports are each just over an hour by road.

## ACCOMMODATION

Large Glazed Garden Room 19' 0" x 11' 10" (5.79m x 3.60m) with small store and door into:

Entrance Hall

Cloakroom having W.C. and hand basin.

Sitting/Dining Room 27' 2" x 15' 2" (8.27m x 4.62m) narrowing to 10' 11" in the Dining Area, having brick open fireplace and Door into small Store Room.

Spacious Kitchen 17' 5" x 7' 10" (5.30m x 2.39m) having range of units, central heating boiler serving radiators in most rooms and door to Garden.

Bedroom One 16' 4" x 7' 9" (4.97m x 2.36m)

Bedroom Two 14' 1" x 8' 10" (4.29m x 2.69m)

Bathroom having White suite comprising bath, hand basin and W.C.

## OUTSIDE

Open Fronted Garage 15' 10" x 10' 0" (4.82m x 3.05m) approached via driveway providing off-road parking space.

**Extensive Private Gardens** Although largely overgrown the gardens form a gently sloping site including areas of lawn, a variety of established shrubs together with numerous mature trees; the foliage of which ensures a high level of privacy. Due to its elevated setting the property enjoys distant views towards the village in the valley below including glimpses of the church.

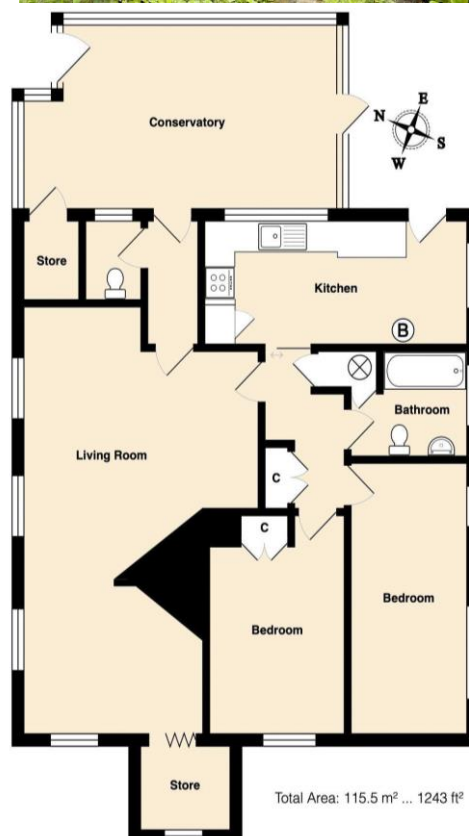
**Services** We understand Mains Water and Electricity are all connected. Private Drainage is connected. Purchasers are advised to satisfy themselves as to the availability of utilities prior to entering into a contractual agreement.

**Tenure** Freehold with vacant possession

**Rating Band** "E"

**Planning** Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities relating to the property directly to Wiltshire Council.

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/0235-2200-5207-0938-1004>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## VIEWING

By prior appointment through  
DAVIS & LATCHAM,  
43 Market Place,  
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Wiltshire  
BA12 9AZ.  
Tel: Warminster 01985 846985.  
Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
E-mail - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

## PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

# Energy performance certificate (EPC)

The Warren  
Hill Road  
Sutton Veny  
WARMINSTER  
BA12 7AT

Energy rating

**G**

Valid until: **22 July 2033**

Certificate number: **0235-2200-5207-0938-1004**

Property type **Detached bungalow**

Total floor area **85 square metres**

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy rating and score

This property's current energy rating is G. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>	17 G	

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60