



INDIGO BARN, 45 THE STREET, MARDEN, DEVIZES, SN10 2RQ

AMENITIES

- Development potential for barn conversion
- Lapsed planning permission granted Planning Application: (e/09/0786/FUL)
- Good local road and rail transport links
- Rare opportunity in highly regarded village setting
- Set in c0.34 acres

SITUATION

Marden is a popular village which lies 6 miles south-east of the market town of Devizes, nestled in the Vale of Pewsey in close proximity to the Salisbury Plain and the Marlborough Downs. There is an exceptional village pub as well as the 12th century parish church, village hall and riding stables and is surrounded by glorious open countryside perfect for walking, riding and cycling.

There are an excellent range of schools from village primary and local secondary to the independent sector of St Francis Prep, Dauntsey's (bus pick up in the village), Marlborough College and St. Mary's Calne.

The area offers strong transport links either by rail from Pewsey with direct trains to London Paddington in c65 minutes or by car with easy access to the A303/M3 or M4.

DESCRIPTION

Indigo Barn is a detached barn with lapsed planning permission (e/09/0786/FUL) to convert into residential accommodation.

The lapsed plans that were approved consisted of creating a two bedroom property, with a sitting room, dining room and kitchen to the ground floor and two bedrooms, both being ensuite to the first floor. The remaining space was to form formal garaging.

The current owners have draft concept designs for the barn which have not currently been submitted to planning. These plans make the most of the superb space/proportions on offer and maximise the potential of this sizeable and impressive building.

The building will enjoy good outside space, with a courtyard to the front and private garden to the rear. The barn is set in c0.34 acres of grounds and gardens.

This is a rare opportunity for someone to create their own intervalley designed home in the popular village of Marden. The barn does currently form part of the larger grounds of Grange Farm House.

A LARGE BARN WHICH HAS LAPSED PLANNING PERMISSION (E/09/0786/FUL) FOR CONVERSION INTO RESIDENTIAL ACCOMMODATION.



SERVICES AND MATERIAL INFORMATION

- Grade II Listed
- Freehold
- Mains electricity, water and drainage. Wood pellet biomass boiler
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to Ofcom website for further details

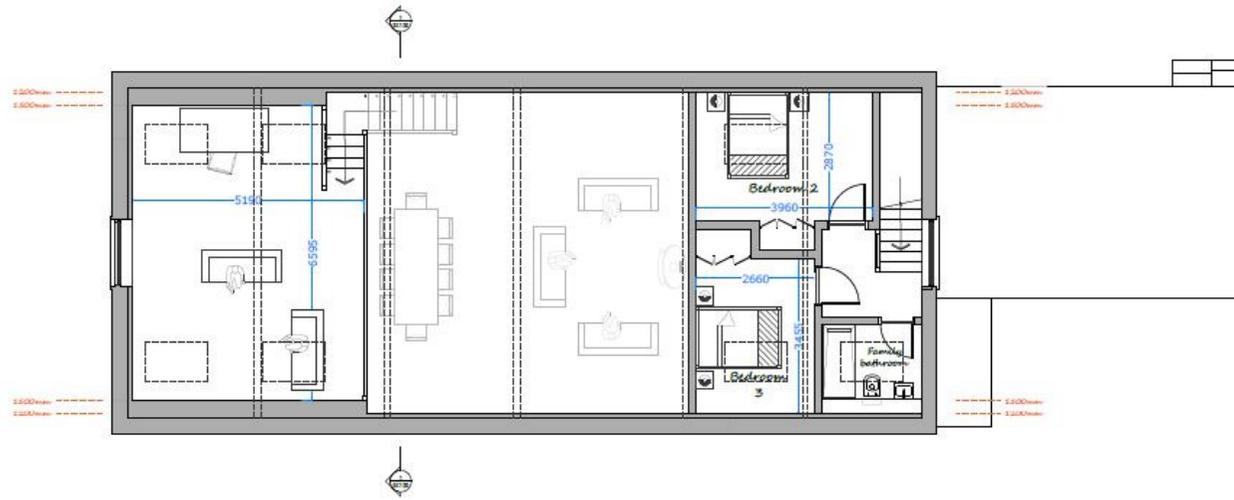
GUIDE PRICE: £500,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

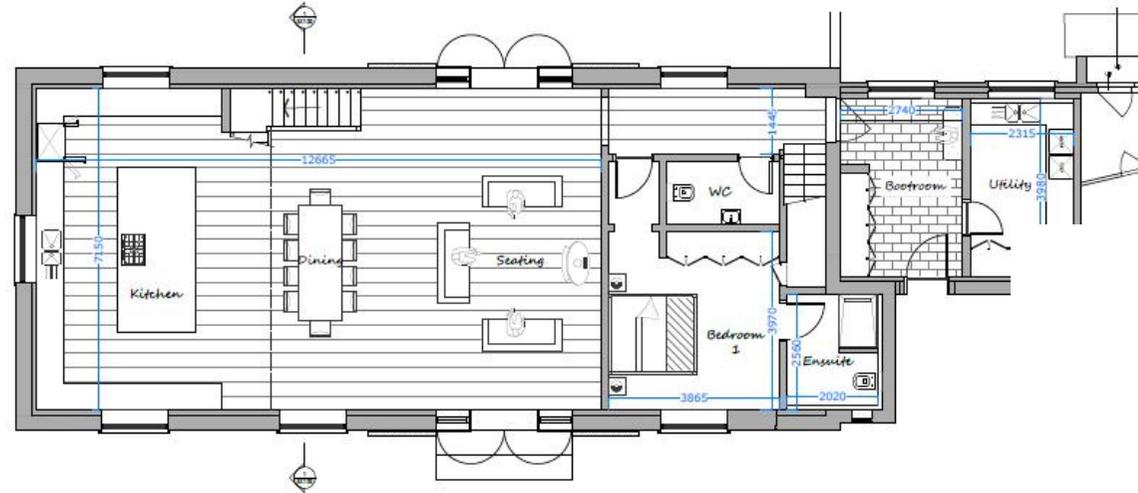


Classification L2 - Business Data

Draft Concept designs / plans



1 PROPOSED FIRST FLOOR PLAN
SK400 SCHEME D SCALE 1:100



2 PROPOSED GROUND FLOOR PLAN
SK400 SCHEME D SCALE 1:100

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data