



# Land at Kingston Deverill

Warminster • Wiltshire • BA12 7HG



An exceptional opportunity has arisen to purchase two separate barns set on approximately 5 acres of well-established land, situated in a superb tranquil village location enjoying delightful views across open countryside. For reference a planning application (submitted in June 2022) to convert these barns into residential properties was declined, as indicated by Planning Reference Number PL/2022/04416.

Access to the property is via a newly fitted entrance gate leading across a hardcore yard to two endorsed Yorkshire boarded barns and the surrounding land. The site is equipped with connections to a sewerage treatment plant, as well as mains electricity and a water meter.

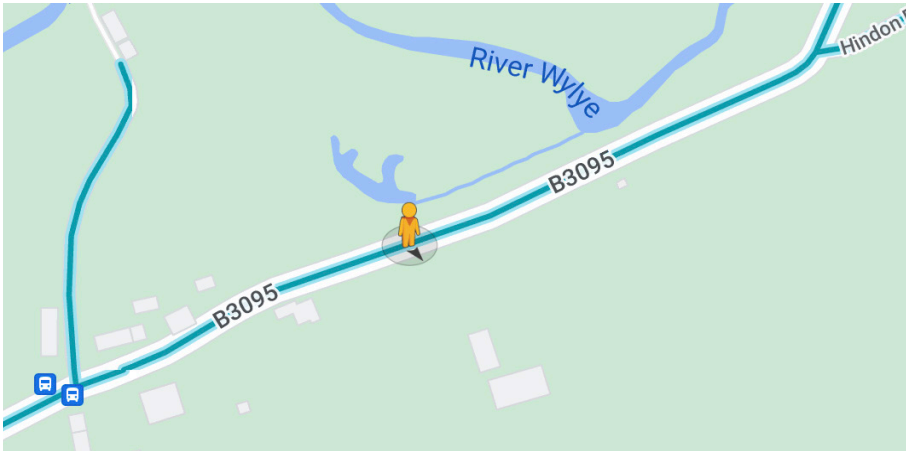
The barns offer a range of versatile possibilities, including the potential for equestrian facilities connected to numerous bridledways, opportunities for small-scale farming ventures, workshop spaces, or other amenity-based uses, contingent upon obtaining the requisite approvals. The current owner has made a number of improvements including replacing fencing, running electrics to the entrance gates, concreted flooring in barn 2 and created a workshop area, levelled flooring in barn 1 and linked to sewage plant.

The Upper Deverills comprise three charming rural villages: Brixton Deverill, Kingston Deverill, and Monkton Deverill, surrounded by breath-taking countryside. The area provides easy access to an extensive network of bridledways, footpaths, and byways, and the ancient chalk land boasts excellent drainage, making it well-suited for livestock activities.





Kingston Deverill is a picturesque village nestled at the base of the South Wessex Downs. It boasts a charming array of cottages that line the tranquil River Wylde. This area is designated as one of outstanding natural beauty, offering ample opportunities for idyllic rural strolls and captivating countryside vistas. Nearby Maiden Bradley enhances the village experience with its exceptional pub, restaurant, and village shop. Convenient travel connections are easily accessible, with the A303 route providing seamless access to London, and railway stations in Frome, Westbury, Warminster, and Shaftesbury. The towns of Mere, Warminster, and Frome are within easy reach, offering a diverse selection of supermarkets, as well as a blend of high street and independent shops catering to all tastes. For education, the local towns of Warminster and Salisbury host outstanding private and secondary schools. The region abounds with tourist attractions, including Stourhead, Stonehenge, Salisbury, Longleat, Bath, and Bristol, ensuring there's something to captivate every hobby and interest.



## New Barn, BA12

Outbuildings = 4954 sq ft / 460.2 sq m  
 For identification only - Not to scale

