



Collingbourne Ducis - Building Plot Collingbourne Ducis | Marlborough

**WOOLLEY  
& WALLIS**

Brought to the market is this 0.18 acre plot of land available on an unconditional basis and with no planning permission.

## The Plot

The prime plot of land covers an area of 0.18 acres and is located in the picturesque village of Collingbourne Ducis. Woolley & Wallis is excited to offer this property for sale on an unconditional basis, presenting an excellent opportunity for developers, investors, or individuals looking to build their dream home.

With its convenient location in Collingbourne Ducis, potential buyers will have the advantage of being part of a charming rural community while still having easy access to nearby amenities. The village offers a range of amenities, including shops, a post office, a primary school, and traditional pubs, creating a wonderful blend of modern convenience and rural charm.

Collingbourne Ducis is situated in the stunning Wiltshire countryside, providing residents with ample opportunities for outdoor activities, such as walking, cycling, and exploring the surrounding landscape. The village is well-connected to larger towns and cities, with easy access to the A338 and A346, as well as nearby train stations.

This 0.18 acre plot presents a rare chance to create a bespoke property in a sought-after location. Interested parties are encouraged to submit their bids via tender, providing detailed information on their purchase offer, including any additional conditions or considerations. The final decision will be made on merit, ensuring a fair and transparent process for all involved.

For further details, inquiries, or to arrange a viewing, please contact Woolley & Wallis. Don't miss out on this fantastic opportunity to secure your own piece of idyllic countryside living in Collingbourne Ducis.

## Services



### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in July 2023.