

## Development Site at Vale Of White Horse Inn Minety, Wiltshire, SN16 9QY



Exciting development opportunity • Planning consent granted for change of use of public house to 7 residential apartments and 6 new builds within the grounds • Viewings by appointment only • For sale by private treaty

Guide Price  
**£1,100,000**

# Development Site at Vale Of White Horse Inn

Minety, Wiltshire, SN16 9QY

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Perry Bishop is thrilled to announce the launch of the sale of The Vale of White Horse Inn. This historic property, located in the picturesque Wiltshire countryside on the edge of Minety village, offers a unique investment opportunity with approved planning for significant development. The site includes approval for the construction of six new build houses within its grounds, as well as the conversion of the main building into seven residential apartments.

Constructed in the mid-1800s, this iconic building has been extensively restored by the current owner, who has held the property for over two decades. The planning permissions, granted under application number PL/2022/03150 on March 15, 2024, ensure the potential for a lucrative development project that respects the historical significance of the site while providing modern residential accommodations.

The property spans 1.4 acres and boasts a range of attractive features. Among these are a scenic lake teeming with fish and other wildlife, surrounded by lush vegetation, a large car park, and a squash court currently leased to a local squash club until 2026. The terrace offers breath-taking views of the surrounding countryside, making it an idyllic location for future residents.

This sale represents a rare chance to acquire a property with both historical charm and substantial development potential. The Vale of White Horse Inn is not only a testament to the area's rich heritage but also a promising opportunity for modern living in a serene and beautiful setting.

## New Build:

Detached 4 bedroom house 1,206 sq.ft (lake side) - foundations have already been laid which has satisfied Wiltshire Building Control

Detached 4 bedroom house 1,313 sq.ft (lake side)

4 x 3 bed terraced houses 1,033 sq.ft (rear of site)

## Conversion:

3 bed apartment semi basement 1,431 sq.ft

3 bed apartment semi basement 1,420 sq.ft

2 bed raised ground floor apartment 829 sq.ft

2 bed raised ground floor apartment 1,052 sq.ft

2 bed first floor apartment 651 sq.ft

2 bed first floor apartment 651 sq.ft

4 bedroom top floor penthouse apartment 1,361 sq.ft

## Location

The site is located on the edge of the village of Minety, where there are basic amenities for everyday use, including primary school, parish church and public house. Cirencester is about 7 miles to the north, Malmesbury is about 5 miles to the west and Swindon about 6 miles to the south east. The M4 motorway can be joined at Junction 16, approximately 4 miles from the site. Mainline trains are available at Kemble which is about 3 miles away.

## Directions

From our Cirencester office, follow signs to the A419 towards Swindon, leaving via the slip road signed to Cricklade after approximately 5 miles upon entering the town, turn left at the clock tower and then take the B4040 second exit at the first roundabout signed to Malmesbury. After approximately 3 miles, cross over the railway bridge and the site will be found on the left-hand side.

what3words:///develop.garlic.binder

## Viewings

All viewings are strictly by appointment only, please contact our Land Department on 01285 646770 to book your appointment.

## Services & Tenure

We are informed that the vendors enjoy freehold title and vacant possession will be granted upon completion of the sale.

Mains water, electricity and drainage are all connected to the existing property and will be available nearby. Interested parties should address any specific enquiries to the relevant service providers.

## Town & Country Planning

Planning approval was granted by Wiltshire Council for the following -

- Erection of 6 dwellings under application no. 15/09143/OUT dated the 18th November 2016.
- Approval of reserved matters - application no 15/09143/OUT (This application for the two proposed pond-side dwellings only) dated 12th April 2019.
- Change of use of the public house to 7 residential apartments under planning reference PL/202203150 dated the 15th March 2024.
- The 2016 permission for the new builds as well as the loft conversion have both been enacted.

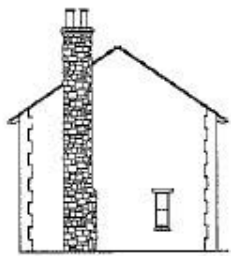
## Local Authority

Wiltshire County Council

www.wiltshire.gov.uk / Tel: 0300 456 0114

## Method of Sale

The site is offered for sale by private treaty with a guide price of £1,100,000.



S. W. Elevation



S. E. Elevation



S. E. Elevation



N. E. Elevation 1:100



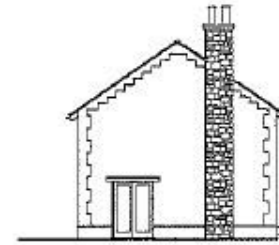
N. E. Elevation



N. W. Elevation 1:100



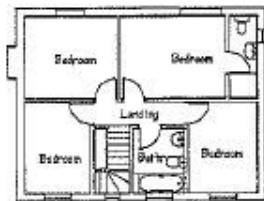
N. W. Elevation



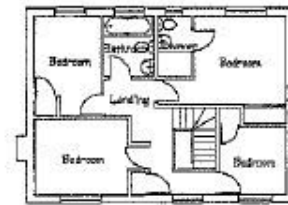
S. W. Elevation 1:100

Materials

Walls (except over windows) Natural rubble stone with rubble gables  
 West elevation Core block and rubble gables to match stone  
 Roof Standard Cornwall stone  
 Windows Painted ironed softwood



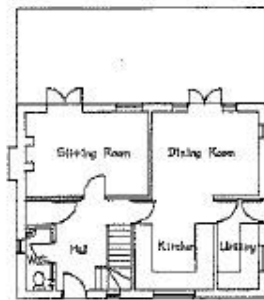
First Floor Plan 1:100



First Floor Plan 1:100

Materials

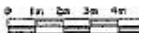
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 Roof Standard Cornwall stone  
 Windows Painted ironed softwood

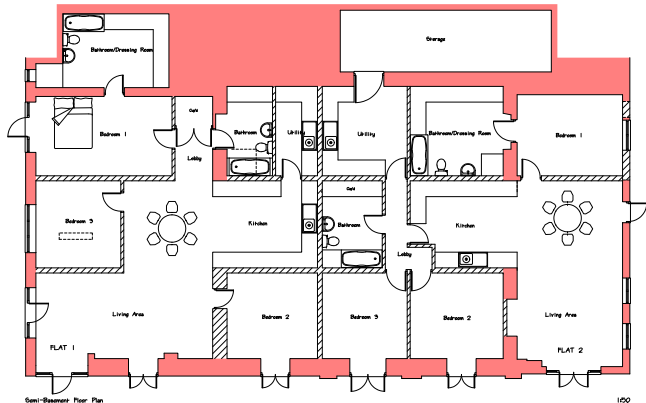


Ground Floor Plan 1:100



Ground Floor Plan 1:100





Semi-Basement Floor Plan 100



Giles Bennett Design  
 Professional Colleagues  
 Cockwells Flood  
 Colin Gibson  
 Maidenhead  
 Berkshire, SL6 3AD  
 Tel/Fax: 01628 788898

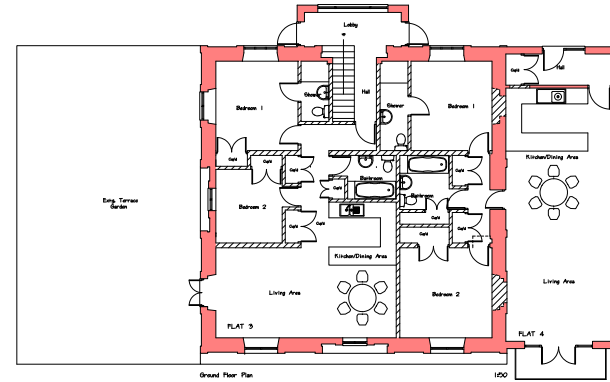
Client  
**Mr. J. Derran**  
 Job Title

Vale Of The White Horse Inn  
 Minery  
 Malmesbury  
 Wiltshire GN16 9ZY

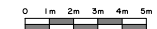
Proposed Development  
 Semi-Basement Floor Plan

As Seen at All Stages  
 January 2022 A. T. C. Review 1903

Draw No.  
 GTB-646-101A



Ground Floor Plan 100



Giles Bennett Design  
 Professional Colleagues  
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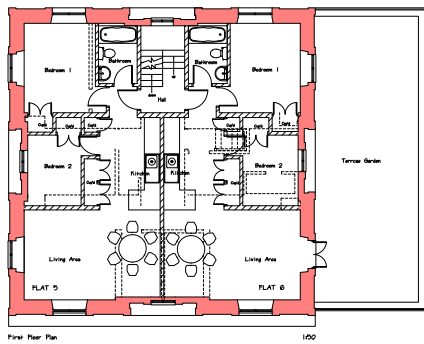
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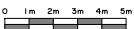
Proposed Development  
 Ground Floor Plan

As Seen at All Stages  
 January 2022 A. T. C. Review 1903

Draw No.  
 GTB-646-102A



First Floor Plan 100



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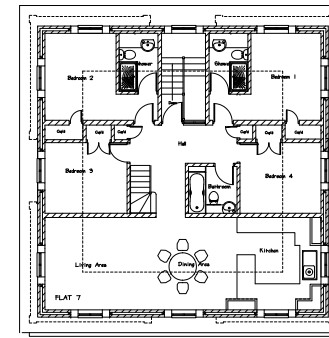
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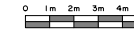
Proposed Development  
 First Floor Plan

As Seen at All Stages  
 January 2022 A. T. C. Review 1903

Draw No.  
 GTB-646-103A



Attic Floor Plan 100



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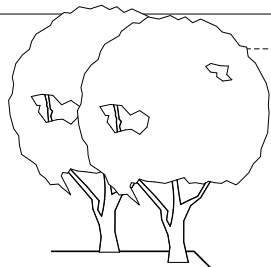
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 Job Title

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 Wiltshire GN16 9ZY

Proposed Development  
 Attic Floor

As Seen at All Stages  
 January 2022 A. T. C. Review 1903

Draw No.  
 GTB-646-104A



Retaining wall to be reduced to 0.2m high and bank battered back at 45 degrees

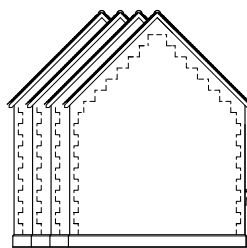
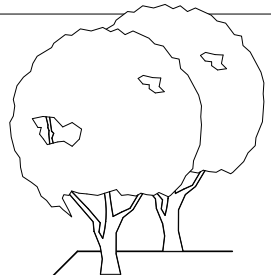


West Elevation

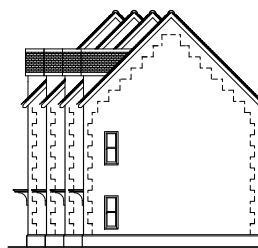


East Elevation

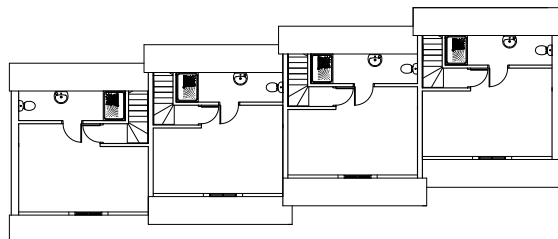
Height of existing public house



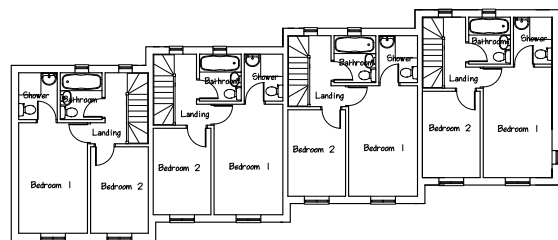
East Range - North Elevation



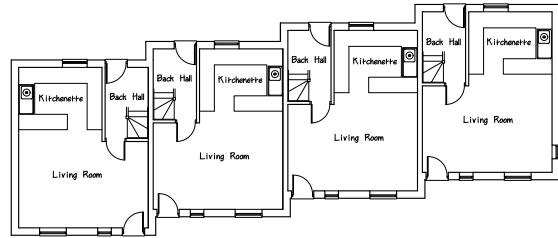
South Elevation



Second Floor Plan



First Floor Plan



Ground Floor Plan

- Materials**
- Walls except east elevation: Natural rubble stone with settler quoins
  - East elevation: Conc block and render painted to match stone
  - Roof: Natural grey slate
  - Windows: Painted treated softwood windows

**Giles Bennett Design**

Primrose Cottage  
 Ockwells Road  
 Cox Green  
 Maidenhead  
 Berks. SL6 3AD

Tel/Fax: 01628 788898

Client  
 Mr. J. Denman

Job Title  
 Vale Of The White Horse Inn  
 Minety  
 Malmesbury  
 Wilts SN16 9QY

Drawing Title  
 Proposed Yard Development  
 Elevations

Scale  
 As Shown on A1 Sheet

Date  
 September 2015

Drawn by  
 G. T. Bennett MRCGS

Drg. No.  
 GTB-646-50B

