



Land at Rockwell Cottage, 8 Sutton Lane, Sutton Benger,  
Chippenham, SN15 4RU

**richard james**



## Land at Rockwell Cottage

Sutton Benger

**OIEO - £350,0000**

A rare opportunity to acquire a prime site situated in the desirable village of Sutton Benger, a location well regarded for its strong community feel and convenient access to surrounding towns.

Sutton Benger offers a blend of rural charm and essential amenities, including a popular primary school, village hall, playground, tennis courts, recreation field, church, local pub and renowned restaurant, making it an attractive setting for a range of buyers.

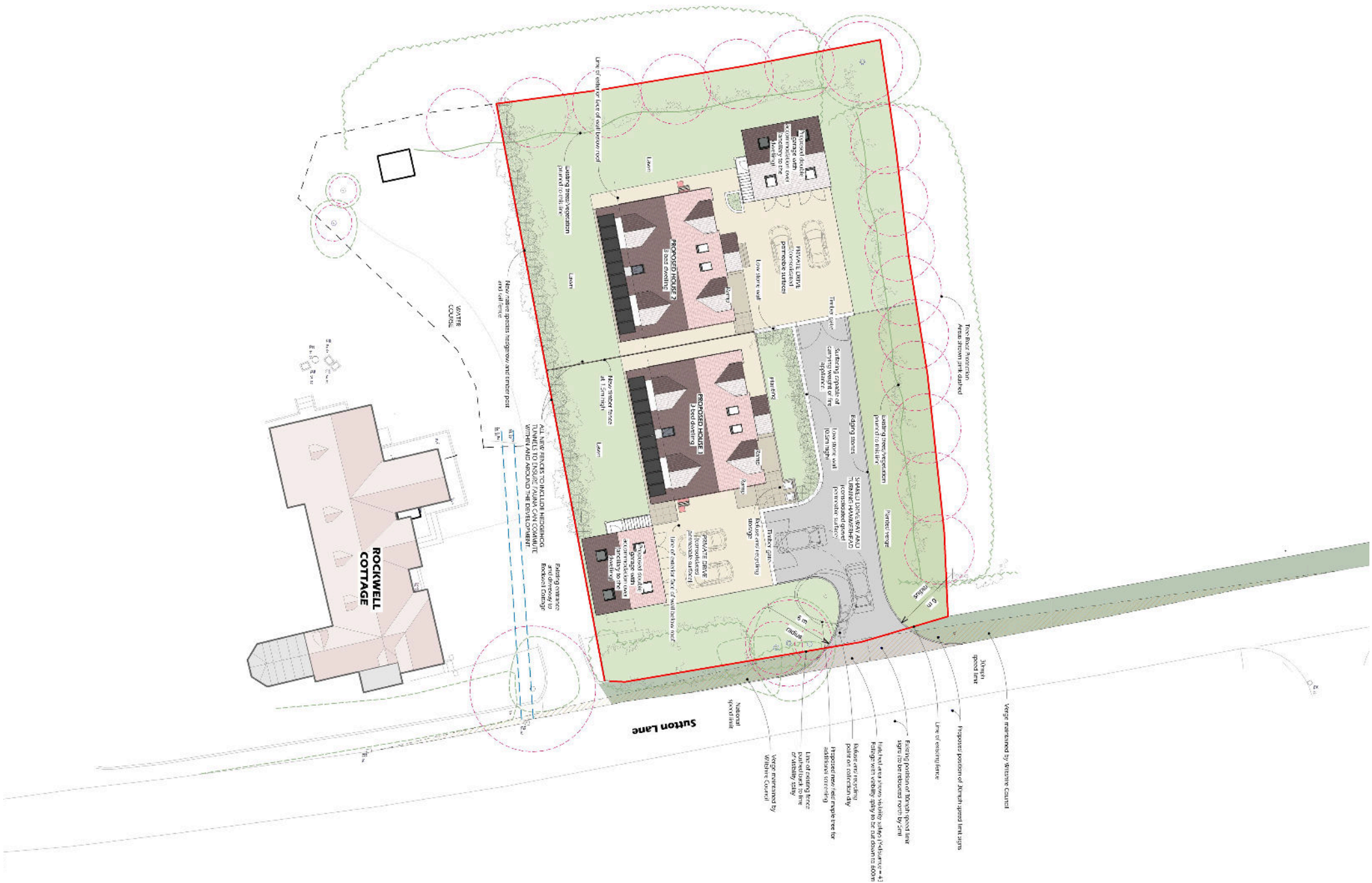
The site benefits from detailed planning permission for two 4-bedroom houses (ref: PL/2025/06181) and is well positioned for those seeking a balance between village living and connectivity.

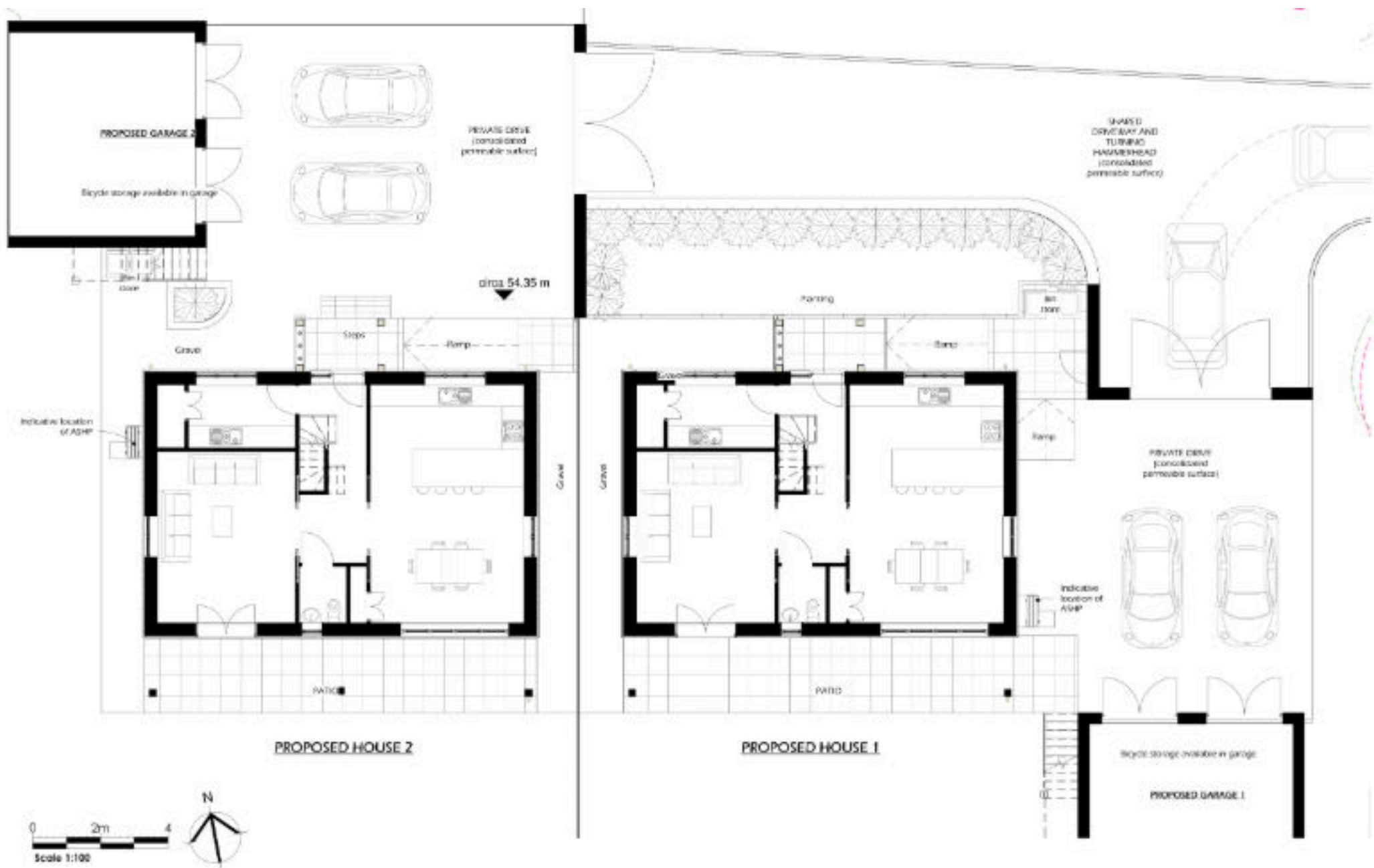
Sutton Benger benefits from superb transport links, with easy access to the A350 and M4, providing direct routes to Chippenham, Bath, Bristol, and Swindon. Chippenham railway station, offering mainline services to London and the South West, is also within close reach.

Its strategic position and appealing village environment make this an exciting prospect for investors, developers, or self-builders.

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PROPOSED HOUSE 2

PROPOSED HOUSE 1



### Viewing Information:

Viewings are strictly by appointment only. To arrange a viewing or for further information, please contact Ellis Smith or Chris Pomphrey.

### Planning Information:

The majority of the reports and information can be viewed and downloaded from the local planning portal.

### Services:

All services will need to be established by the purchasers, who are solely responsible for carrying out their own due diligence to confirm availability, capacity, and suitability before proceeding.

### Legal Costs:

Each party is to bear their own legal costs incurred in the transaction.

### Anti Money Laundering:

Purchasers will be required to provide proof of identity information in order that Anti-Money Laundering checks can be undertaken, before an offer can be accepted.

### Offering:

Offers should be submitted in writing to the sellers agent by the 14<sup>th</sup> of January 2026, no later than 12pm.



## ***Ellis Smith***

Land & investments Manager

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