



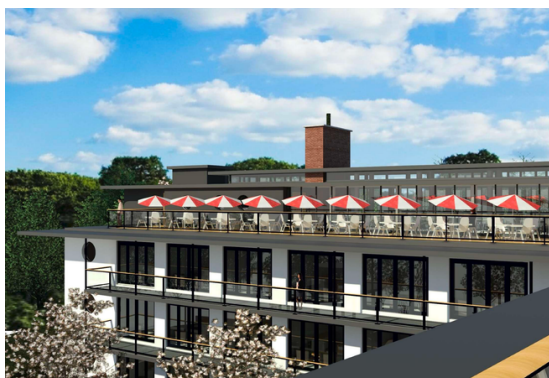
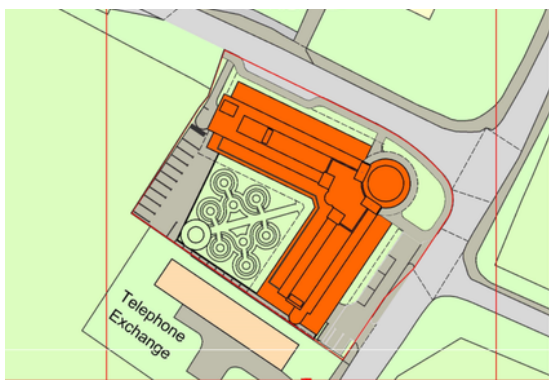
HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Treetops, Amesbury Road,
Bulford, Wiltshire SP4 9NU**

**FREEHOLD SITE FOR SALE NEAR STONEHENGE
WITH PLANNING FOR A NEW 89-BED BOUTIQUE HOTEL (C1)**



Existing Site & Buildings

- The site, **formerly a petrol station** as well as a **general car repair garage**
- Currently accommodates a **5-bed house** with **workshops underneath**, along with a **hand car wash** and **container** used as an **office for van sales**
- Producing **£25,800 per annum** from **3 x license agreements**, with **VP available with 2-months' notice**
- Total **site area** measures **0.88 acres (3,561 m²)**

Planning Permission - New Hotel Scheme (C1)

- **Planning permission granted** by **Wiltshire Council** on 06/06/2025 under reference **20/03485/FUL** for:
- Proposed redevelopment of the site with a new **89-bed boutique hotel (Use Class C1)**
- Hotel to be presented as **three floors of double bed ensuite rooms** arranged in an L-shape leading off from a central **quadruple height glass reception**
- Development includes a **basement car park of 90-spaces**, located underneath the courtyard
- Building to be topped with a **pair of roof pavilions** one to each wing for the **restaurant** and the **lounge bar**
- The L-shaped plan will create a **private secluded landscaped courtyard**, with **water reflection pond** leading a gazebo, set out as a series of **'garden rooms'**
- **NIA - 47,728 sqft & GIA - 74,358 sqft** (including basement)



Location

Treetops, Amesbury Road is strategically located within the established **Bulford/Amesbury corridor**, a **strong hotel market** supported by consistent **demand from military, commercial, and tourism sectors**.

The site benefits from excellent connectivity, with direct access to the **A345** and **nearby A303**, **linking London and the South West**.

The location is well positioned to **capture year-round demand from major nearby military bases** including **Bulford Camp (Super Garrison)**, **Tidworth**, and **Larkhill**, alongside **leisure trade driven by Stonehenge and Salisbury**.

Terms

Guide price : £2,950,000 for the **freehold interest**.

Site being sold with the **benefit of the existing leases, income and planning permission**.

Full suite of **plans and documents** relating to the permission are **available on request**.

Henshall & Partners are appointed as **sole selling agents**.

CONTACT US



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