

PARK HOUSE GARAGE, CHOLDERTON, SALISBURY SP4 0EG

In accordance with our instructions from Gerald Steer Architects we have been asked to consider the viability of Park House Garage and the effect on its value in connection with a proposed planning application for a change of use.

Situation

The property is situated about a mile north of the village of Cholderton and approximately 10 miles north of Salisbury. It is on the A338 Salisbury to Marlborough road, close to the junction with the A303 trunk road. There are two motels and a number of houses opposite but otherwise the property is surrounded by farmland.

Before the new section of A303 dual carriageway was constructed in the mid-1980's the property had a prominent position on the old A303 and the A338. It was run as a Shell petrol filling station and was for many years prior to the mid-1980's a very busy site. However, ever since the new A303 opened the position of the garage has dramatically altered and trade has steadily declined. Shell pulled out of the garage shortly after the new A303 opened and none of the other major petrol retailers were interested in the site due to its change of location.

Description

The property comprises a garage and detached house on a total site of just under one acre. The garage has a petrol forecourt that is no longer in use, a detached building with a shop, office and workshop and a detached MoT workshop to the rear. The house which was constructed in the mid-1930's is planned with an entrance hall, living room, dining and kitchen on the ground floor and three bedrooms and a bathroom on the first floor. The main workshop and office were also constructed in the mid-1930's and the rear workshop was added in the early 1980's. The petrol forecourt has four redundant pumps and two underground storage tanks.

Construction and Condition

The house is of part rendered cavity brick elevations under a pitched roof covered in asbestos cement slates. The adjoining workshop is of rendered brick elevations also under asbestos cement slates, the side and rear extensions having part rendered cavity brick and block elevations under a flat felted roof. The MoT workshop is of part block, part timber panelled walls under a profiled steel roof supported on steel trusses.