



**PARK STREET, SALISBURY, WILTSHIRE, SP1**  
**GUIDE PRICE £450,000 FREEHOLD**

**Winkworth**

## FLATS 1-6, 59 PARK STREET, SALISBURY, WILTSHIRE, SP1 3AT



**A handsome period freehold building on a charming residential street off Wyndham Park. Currently arranged as 5 flats which are registered as an HMO, and with an adjoining studio flat which requires modernising.**

The property is arranged as six Flats (Flats 1-6, 59 Park Street, which includes the "studio") and is registered as such. We understand five of the six "Flats" are let currently, i.e., "Flats" 1, 3, 4, 5 and 6.

The Official Copies from the Land Registry describe the property as "The freehold land shaded pink and blue on the plan of the above title filed at the Registry and being Flats 1-6, 59 Park Street, Salisbury SP1 3AT".

The property is set up as an HMO (House in Multiple Occupation) for Flats 1, 3, 4, 5 and 6 only.

The layout of the building is as described in the indicative floor plans and Matterport 3D tour.

To the side of the "studio" flat is a small outside area. The studio flat is self-contained, with its own front door and back door to the yard at the side. There is also a side gate for access to the yard via the driveway.

There is an area of flying freehold which extends over the entrance to the neighbouring property to the rear (59A Park Street, currently The Colton Ballet School). The access to which is not owned by 59 Park Street. However, the vendor advises there is a pedestrian right of way to the "studio" flat, with a permission for vehicle loading and unloading. The property has potential for improvement and or conversion to a live: work space or a family home, subject to obtaining the necessary required consents, planning permissions, change of use and obtaining vacant possession. Buyers should seek specialist planning and legal advice, and would have to apply to the Council to make an application requesting a change the use of the property from an HMO to a family home or a live: work space accordingly.

### LOCATION

Situated on the edge of a conservation area, Park Street is a charming residential street on the north-eastern side of the city (within the ring road). NB. the Street is one way.

There is a parade of shops, takeaways, a convenience store, and a pub on Estcourt Road. Green spaces are excellent, with two parks in the area. There is a good choice of schools and transport links locally.

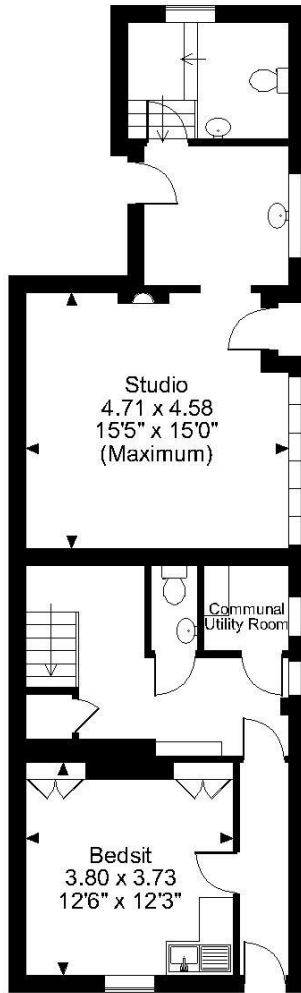
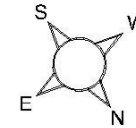
Wiltshire Council Tax Band

EPC – F (exemption registered ref: BEIS00152034HKGLD)

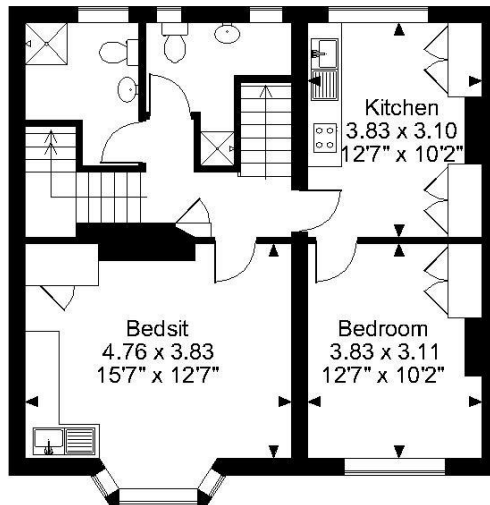
Photographs and floor plans produced summer 2018. 3D Matterport tour taken summer 2021.



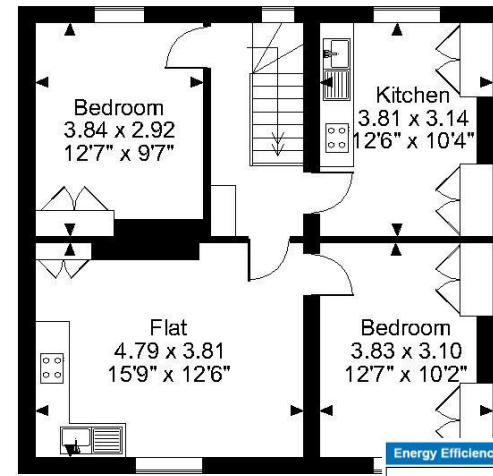
**Park Street, Salisbury**  
**Approximate Gross Internal Area**  
**Main House = 1749 Sq Ft/162 Sq M**  
**Studio = 365 Sq Ft/34 Sq M**  
**Total = 2114 Sq Ft/196 Sq M**



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	22	
(1-20)	G		53
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	