

REPORT PC25.111 Land at Kimpton Avenue, Bishopdown Farm

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1. BACKGROUND

A report to councillors regarding a request received for purchase of Parish Council land at Kimpton Avenue.

2. SUMMARY

In June 2025, two residents from a property in Kimpton Avenue attended the Parish Council meeting to present their request to purchase part of Parish Council land to provide additional parking at their property. Cllrs Waller and Williams requested time to conduct a site visit as ward councillors.

3. CONCLUSION

The land in question is part of title WT415869 held by the Parish Council.

There is a 23-page title register with numerous covenants. It would appear the Parish Council would need consent from both the Pearce family and Wiltshire Council to proceed with any sort of transfer. It is believed that the land forms part of the 'open space' calculation for the area as part of the original planning permission for development. The paperwork associated with the planning permission would be from Salisbury District Council days and is not online [Planning Application: S/1992/0907](#).

Pictures are attached Annex One of the Parish Council title plan and the report presented by the resident at the June meeting. It is believed that a narrow strip between the Parish Council land and the residents drive has been retained by Persimmon. It is understood that the resident is in the process of resolving this with Persimmon.

Cllrs Waller and Williams have visited the site and spoken with the residents. They both have sympathy for the residents with the issues caused by the allocation of parking spaces at the site. However, the Parish Council must consider whether they wish to sell part of this land before making any further investigations.

It should be noted that this land is directly to the rear of another property. The Parish Council also own numerous other small parcels of land around the estate which could equally be appealing to other residents for extending their property boundaries.

4. RECOMMENDATIONS

That the Parish Council consider whether they wish to consider the sale of this land.

That the resident is advised to query the sale of a 'visitors space' with Persimmon and Wiltshire Council Planning.

ANNEX ONE

Title Plan



Part of Title WT415869

To: Laverstock and Ford Parish Council

From: [REDACTED] residents

Ref: [REDACTED] Kimpton Avenue, Salisbury, SP1 3WZ and WT415869

Issue: Insufficient Off Street Parking at referenced property above, residents are seeking to increase width of private driveway adjacent to property, through acquisition of a small portion of land (3m width) which is owned by LFPC

Background

Since Sept 2000 [REDACTED] have:

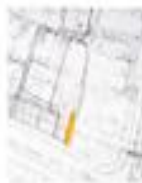
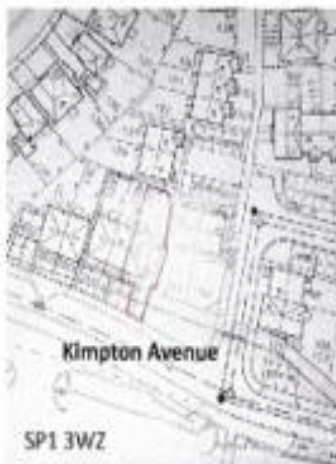
- Lived at property since built
- Enjoying living in peaceful setting with outstanding views over Cockey Down
- Maintained hedge adjacent to own property in terms of
 - Natural pest control
 - Pruning/trimming to reduce encroachment and access to private driveway
- Maintained grassed area by removing fouling
- Utilised visitor parking spaces, however all available spaces are now in permanent use or owned by other neighbouring properties
- Parked off road on allocated spaces until new owners requested to remove vehicle

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Land parcels connected with this query

WT415869

- WT415869 – Land on the south side of Pearce Way, Salisbury (Owned by Laverstock & ford PC)
- WT168796 – Land on the south side of Pearce Way, Salisbury (Owned by Persimmon Homes)



Yellow highlight is land still owned by Persimmon, and does not appear to have been transferred to Wiltshire Council. It forms part of land under WT168796



Green highlight is portion of land being sought by [REDACTED]. It forms part of land under WT415869. Overall length is 21m, portion of land for consideration to transfer is 3m, approx. 14% of total length.



The images above show the driveway in use, and the green space adjacent to the property

- Land does not form part of the Designated Green spaces referred to in the [Laverstock and Ford Neighbourhood Plan Appendix 2: Designated Local Green Spaces](#)

- [Appendix 3-Design-Guide-Referendum-Version.pdf](#) Para 45.4 All dwellings, excluding apartments, should have sufficient provision for refuse/recycling bin storage, car and cycle parking on the properties so that the streets are not dominated by them.

- Title register WT415869 covenant which states not to develop the property other than by construction save for private residential including parking spaces