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Case Study 1

Renovation of West Street, Wilton, Salisbury, Wiltshire

The property is a Grade II listed Georgian terraced house dating from the 1780's situated within the Wilton Conservation Area. Having stood empty for months it was purchased at auction by an investor who had seen its potential to revert again to a family home which could be either sold or rented. We advised with the initial pre-purchase condition survey and inspections, the preparation of the building renovation and improvement cost evaluation and undertook a planning appraisal to assist the investor in their purchase of the property based on successfully securing a change of use.

After acquisition we conducted discussions with the local planning authority and secured planning permission for the change of use to residential use together with listed building consent for the alteration and renovation works.

Once planning consents had been obtained we began works according to our project plan that included removal of the unsympathetic features installed for commercial uses, then a complete renovation and upgrading to create a sitting room, dining room, family kitchen, a new bathroom and wc, three bedrooms, one of these with en-suite shower and WC. New gas fired central heating to replace the original electric night storage heaters was installed.



Plumbing, electrical and gas services were upgraded according to latest standards, the loft cleared and insulated. Throughout the property walls, floors and ceilings were repaired/renewed, with new traditionally styled timber doors and windows installed. The entire property was then redecorated and carpet and vinyl flooring laid. With Gas Safe and NICEIC certificates provided the project was then completed and the investor placed the property on the market.

