

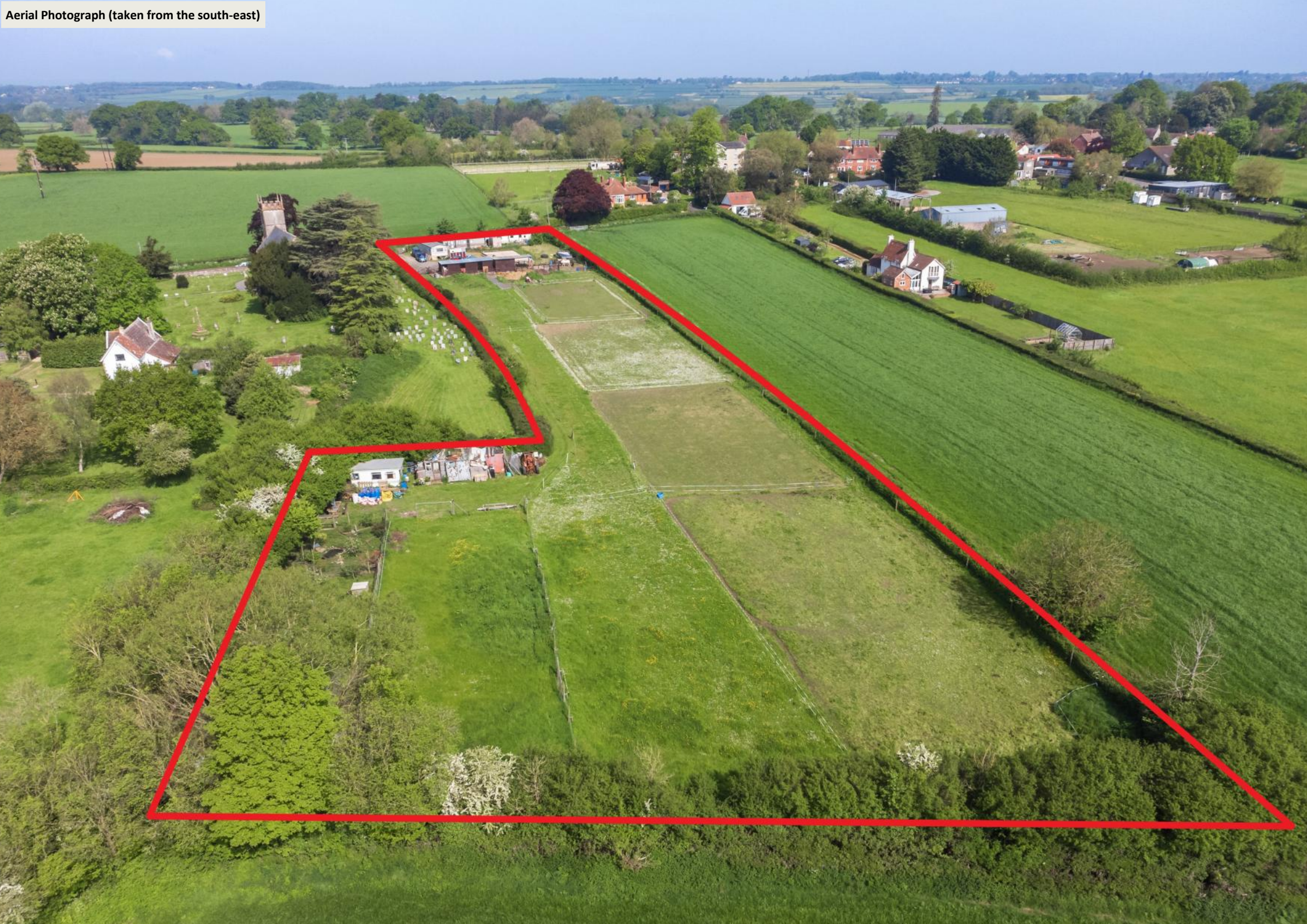
gth



DABINETT HOUSE

Hambridge ■ Nr. Langport ■ Somerset ■ TA10 0BQ

Aerial Photograph (taken from the south-east)



Dabinett House

Hambridge, Nr. Langport, Somerset TA10 0BQ

A part-built 4-bed detached house requiring completion, together with stables for 3no. horses, a tack room and land.

This is a rare opportunity to complete a Grand Designs new home in a desirable village.



The plot extends, in total, to approximately 0.98-hectares (2.42-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

01823 334466



GREENSLADE TAYLOR HUNT

www.gth.net

George Williams

01823 334466

george.williams@gth.net

George Bennett

01823 334466

george.bennett@gth.net

LOCATION

The village of Hambridge is within the administrative area of Somerset Council (SC) (formerly South Somerset District Council (SSDC)). It has a population of approximately 525no. residents (2021 Census) (including the adjoining village of Westport).

The village has a village store, primary school, church (adjacent to the plot), village hall and the popular Lamb and Lion public house.

The village of Curry Rivel is approximately 4-kilometres (2.5-miles) and the towns of Langport and Ilminster with their everyday amenities, including banking services, library, doctors' and dentists' surgeries, veterinary surgery and schools are each approximately 8-kilometres (5-miles) distant.

The county town of Taunton lies approximately 20.9-kilometres (13-miles) to the west and offers a comprehensive range of ecclesiastical, educational, employment, leisure/recreational and shopping facilities and amenities, including the Hankridge Farm shopping and leisure complex, which offers: 2no. retail parks (including a supermarket and petrol filling station); an 8-screen cinema, a tenpin bowling alley and various food and drink outlets.

COMMUNICATIONS

Road - The plot is adjacent to the B3168, which links Curry Rivel to the A303 at Ilminster. The A303 provides connections to Exeter and Cornwall to the west and Ilchester, Sparkford, Wincanton, Mere, Andover and the M3 motorway to the east. The M5 motorway can be joined at Junction 25 (Taunton), which is approximately 20.5-kilometres (12.8-miles) to the west via the A358.

Rail - Crewkerne railway station is approximately 18.4-kilometres (11.5-miles) to the south-east. It runs between London Waterloo and Exeter St David's.

Air - Exeter Airport is approximately 54.2-kilometres (33.9-miles) to the south-west. Alternatively Bristol Airport is approximately 57.6-kilometres (36-miles) to the north. Both have scheduled and chartered flights to a range of national and international destinations.

PART-BUILT BUILDING PLOT

The plot is situated off the B3168, to the south of the village centre. It benefits from exceptional views across the open countryside.

It is abutted to the north by the B3168; to the north, east and south by agricultural land; and to the west by residential gardens and the Church of St James the Less (Grade II Listed).

It extends, in total, to approximately 0.98-hectares (2.42-acres). The plot that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

DETAILED PLANNING PERMISSION

SSDC, on 22nd March 2017, granted detailed planning permission (DPP) (application number: 16/03780/FUL) for a proposed church car park and erection of a dwelling (revised scheme). The permission is subject to 10no. conditions.

The dwelling has been completed to ground floor slab level by G.A Doble of Somerton and inspected by Somerset Building Control.

Aerial Photograph (taken from the north-west)



Aerial Photograph (taken from the north)



PROPOSED NEW HOME

The proposed new home will comprise of 1no. detached dwelling (open market). The approved material samples (Discharge of Conditions 3 and 4 of the DPP) are natural lias stone from Bowden’s Quarry, Langport and natural slate.

When complete, the dwelling will extend to approximately 167-sq. m. (1,800-sq. ft.) over 1.5-storeys (excluding the mezzanine). The ground floor will comprise a hall, sitting room, kitchen/dining room, bedroom with en-suite, utility room and wc. The first floor will comprise a galleried landing, master bedroom with dressing area and en-suite, 2no. further bedrooms, bathroom and store.

Externally, the house will be accessed via a car park shared with the church, which is a requirement of the DPP to be constructed prior to first occupation of the dwelling. 3no. spaces are allocated to the house and 8no. spaces to the church. The house will be separate and private from the car park.

A gate from the car park will lead to the land. It is currently divided into 5no. parcels (which have been cut and re-seeded each year); 3no. stables and a tack room which are double lined and have light and power; and a static caravan. There are 3no. additional caravans on-site, with all mains services connected with the exception of gas. These can be included or excluded from the sale.

An indication of the cost to complete the house is available on request.

UNILATERAL UNDERTAKING

The Unilateral Undertaking (UU), dated 16th March 2017, sets out the details of the car park. The UU is contained within the information pack.

COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will not be payable as DPP was granted before SSDC introduced CIL.

LOCAL AUTHORITY

Somerset Council
Brympton Way
Yeovil
Somerset
BA20 2HT

T: (0300) 123 2224
E: planningsouth@somerset.gov.uk
W: <https://www.somerset.gov.uk/>

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the plot being offered for sale. It is registered with the Land Registry under title number: WS43234.

METHOD OF SALE

We are offering the freehold for sale by private treaty with vacant possession on completion.

GUIDE PRICE

The guide price is **offers in the region of £320,000.**

Ground Photograph (taken from the north-west)



Ground Photograph (taken from the north-west)



Offers are invited on an unconditional basis.

OVERAGE

Please note that there is an existing overage on part of the plot. Further information is contained within the information pack.

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

VALUE ADDED TAX

The seller will not opt to tax; therefore, VAT will not be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

SERVICES

All mains services are available near or on the plot, with the exception of gas.

All interested parties should make their own enquiries with the Statutory Utility Providers.

ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/sc/fo/s0bcmzv4gpiv0nlmndnpm/AJ4cMOxPrDQ90CWbSdEClAw?rlkey=61ld0k6psff3ejr40tbxbehft&st=c7xv6yg&dl=0>

<https://www.youtube.com/watch?v=4mtpWqy-Yqo>

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this plot to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the plot unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

DIRECTIONS

Sat Nav: **TA10 0BQ**

what3words: **infects.fuse.billiard**

Ground Photograph (taken from the north-west)



Ground Photograph (taken from the south)



From Junction 25 of the M5 motorway, head south-east on the A358 through Henlade. Turn left at the top of Mattock's Tree Hill onto the A378 signposted Langport. Follow this road for approximately 11.1-kilometres (6.9-miles).

Turn right onto Stoney Lane and right onto the B3168. Follow this road for approximately 4-kilometres (2.5-miles) through Hambridge. The plot will be found on the left hand side. It will be identified with a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net.

Our Planning Service brochure is available via the link, set out below:-

[GTH Planning Services](#)

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed new home and advice on marketing the property. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net.

Our New Homes Service brochure is available via the link, set out below:-

[New Homes with GTH](#)

IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

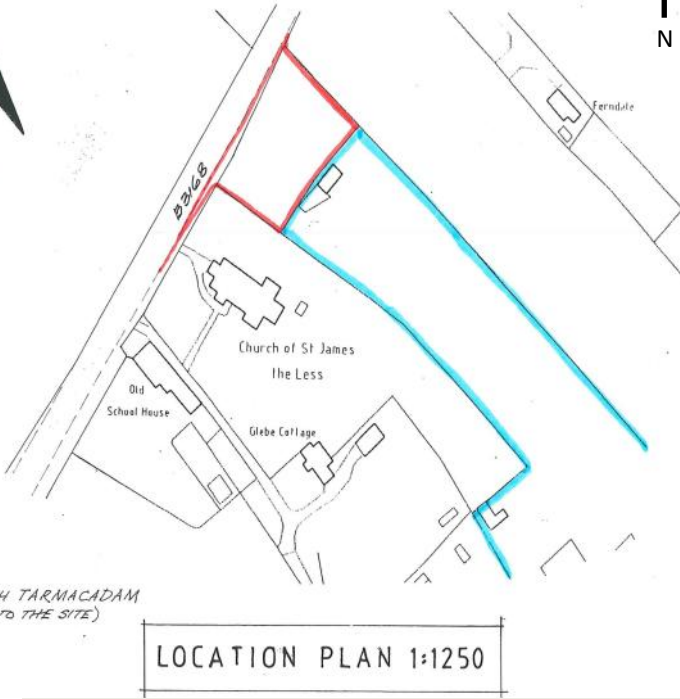
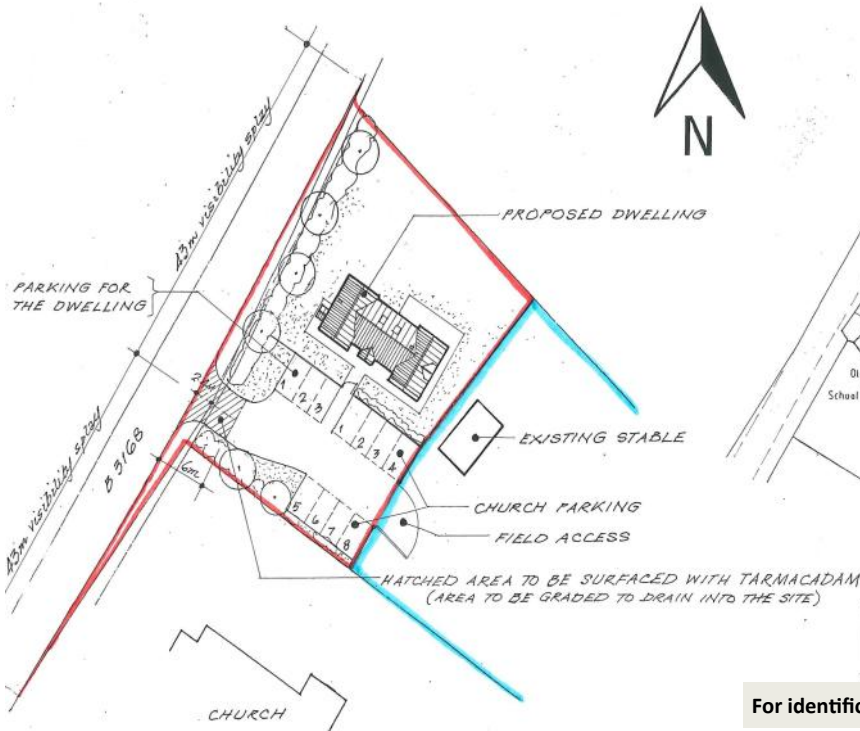
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
2. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken May 2024

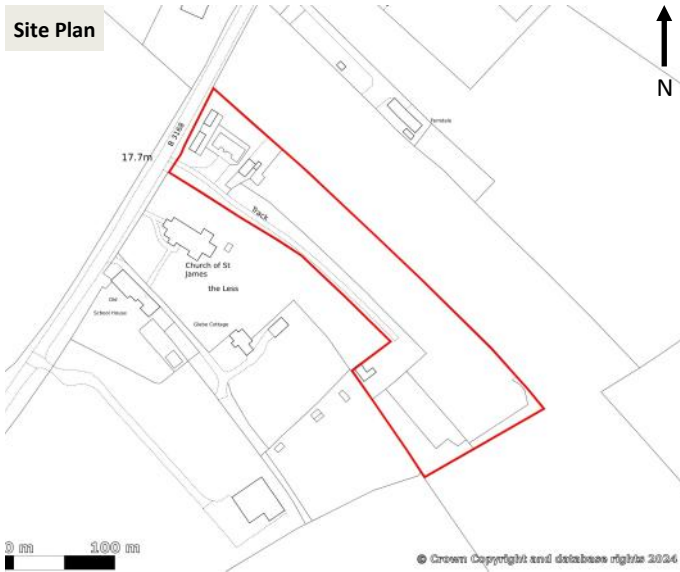
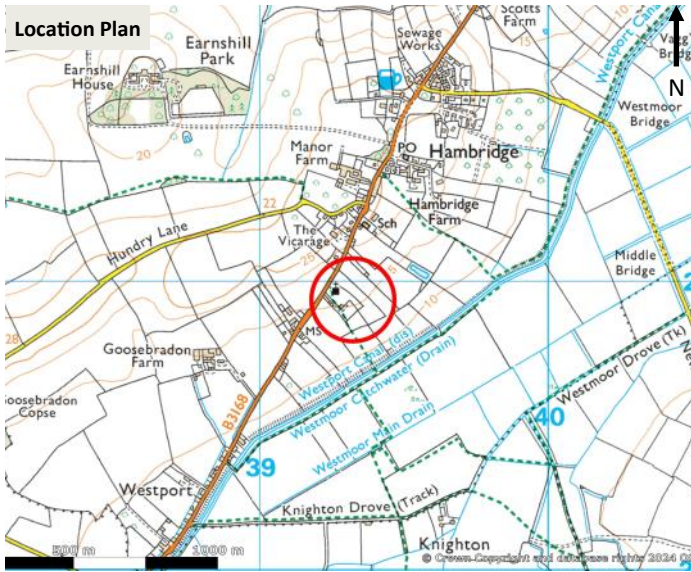
Sales Brochure updated February 2026

Property Reference Number: TAL240037

Site Layout Plan



For identification purposes only. Not to scale. Not to be relied upon.



Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: GHW/GB
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

BUILDING PLOT

DABINETT HOUSE, HAMBRIDGE, NR. LANGPORT, SOMERSET TA10 0BQ

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr M P Rose (our client). It is instructed to market and sell the plot as described above.

Please find enclosed for your attention the sales brochure for the part-built building plot.

Part-Built Building Plot

The plot is situated off the B3168, to the south of the village centre. It benefits from exceptional views across the open countryside.

It is abutted to the north by the B3168; to the north, east and south by agricultural land; and to the west by residential gardens and the Church of St James the Less (Grade II Listed).

It extends, in total, to approximately 0.98-hectares (2.42-acres). The plot that is being offered for sale is shown outlined red on the site plan contained within the information pack. It is shown for identification purposes only and is not to be relied upon.

Detailed Planning Permission

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Proposed New Home

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An indication of the cost to complete the house is available on request.

Unilateral Undertaking

The Unilateral Undertaking (UU), dated 16th March 2017, sets out the details of the church car park. The UU is contained within the information pack.

Community Infrastructure Levy

We understand that Community Infrastructure Levy (CIL) will be payable, if the proposed new home is completed by a housebuilder/developer. It will not be payable if it is completed by a self-builder, due to an exemption for self-build schemes.

Method of Sale

We are offering the freehold for sale by private treaty, with vacant possession on completion.

Guide Price

The guide price is **offers in the region of £320,000**.

Offers are invited on an unconditional basis.

Submission of Offers

The offers are to be submitted to George Williams BSc (Hons) MRICS, Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Dabinett House, Hambridge, Nr. Langport, Somerset TA10 0BQ**', but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email address is: george.williams@gth.net.

Please can you submit your offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack and video flythrough are available, via the links, set out below: -

<https://www.dropbox.com/scl/fo/s0bcmzv4qpiv0nlmndnpm/AJ4cMOxPrDQ90CWbSdECIAw?rlkey=61Id0k6psff3ejr40tbxbehft&st=jc7xv6yg&dl=0>

<https://www.youtube.com/watch?v=4mtpWqy-Yqo>

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this plot to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the plot unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the plot or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: george.williams@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure