



THE GRANARY

Ivythorn Lane - Nr. Street - Somerset - BA16 9RH

Aerial Photograph (taken from the south-west)



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Ivythorn Lane - Nr. Street - Somerset - BA16 9RH

Building plot, with detailed planning permission for the conversion of 1no. barn to a dwelling.

This is an exceptional conversion opportunity in a rural location, with views over open countryside yet within close proximity to Street and Millfield School.



The plot extends, in total, to approximately 0.15-hectares (0.38-acres).

For further information please contact: -

Yeovil Office

22 Princes Street, Yeovil,
Somerset BA20 1EQ

Jamie Batt

01935 423474
jamie.batt@gth.net

Ground Photograph (taken from the south)



Ground Photograph (taken from the north)



LOCATION

The plot is in a rural location yet within a short driving distance of the picturesque town of Street. Street is within the administrative area of Somerset Council (SC) (formerly Mendip District Council (MDC)). It has a population of approximately 12,709no. residents (2021 Census).

Street has a range of facilities and amenities, including (but not limited to): indoor and outdoor swimming pools, Clarks Distribution Centre, a thriving High Street including the Clarks Village Outlet Centre, a variety of pubs, restaurants and supermarkets, doctors' and dentists' surgeries, football, cricket and tennis clubs, Strode Theatre, Strode College, Crispin School and Millfield School which is regarded as one of the leading UK independent schools for children.

COMMUNICATIONS

Road - The plot is accessed off Ivythorn Lane which connects to Cockrod in the north and Berhill in the west. These in turn connect to the A39 which runs through Street and is approximately 3.7-kilometres (2.3-miles) to the north-west. This connects to the M5 motorway at Junction 23 (approximately 18-kilometres (11.2-miles) to the north-west). The A361 also passes through Street and provides routes east to destinations such as Glastonbury, Shepton Mallet and Frome.

Rail - Castle Cary railway station is located approximately 19.5-kilometres (12.1-miles) to the east. It provides mainline services to destinations such as Weymouth, Penzance, London Paddington and Bristol Temple Meads.

Air - Bristol Airport is approximately 42.2-kilometres (26.2-miles) to the north. It has scheduled and chartered flights to a range of national and international destinations.

BUILDING PLOT

The plot is situated off Ivythorn Lane and has extensive views to the front across the Somerset levels. It comprises a traditional stone barn, with pitched slate roofing and an unusual flat roofed open sided structure on the western edge.

It is abutted to the north and east by Middle Ivythorn Farm; to the south by Ivythorn Lane; and to the south and west by the seller's retained land.

It extends, in total, to approximately 0.15–hectares (0.38-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

SC, on 24th November 2023, granted detailed planning permission (DPP) (application number: 2023/1129/FUL) for the conversion of a barn into 1no. dwelling, together with the erection of a new build single-storey double garage and garden store. The permission is subject to 16no. conditions.

PROPOSED NEW HOME

The proposed new home will comprise of a 5no. bed barn conversion and a new detached double garage and garden store. The dwelling will have a Gross Internal Floor Area (GIFA) of approximately 241.76-sq.m (2,602-sq. ft.).

The ground floor will comprise a porch, hallway, open plan living, kitchen and dining room with vaulted ceiling, separate sitting room, utility/boot room, bathroom and 4no. bedrooms (2no. en-suite). The first floor will comprise a further en-suite bedroom.

Externally, there will be amenity space around the new home, providing a private garden and a parking and turning area for vehicles.

The proposed ground floor layout of the new dwelling is shown on the floor plan to the right.

SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the DPP; therefore, there will not be any contributions.

COMMUNITY INFRASTRUCTURE LEVY

There is currently no Community Infrastructure Levy (CIL) in place in the former MDC area; therefore, there will not be any CIL payments due.

LOCAL AUTHORITY

Somerset Council
Cannard’s Grave Road
Shepton Mallet
Somerset
BA4 5BT



Ground Photograph (taken from inside the barn)



Ground Photograph (taken from inside the barn)



T: (0300) 123 2224

E: planningeast@somerset.co.uk

W: 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: WS87063 which forms part of a wider title.

METHOD OF SALE

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

The enclosed covering letter sets out the associated procedure.

GUIDE PRICE

The guide price is **offers in the region of £225,000.**

Offers are invited on an unconditional basis.

OVERAGE

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.

RIGHTS AND RESERVATIONS

The rights and reservations are contained within the information pack.

SERVICES

Mains electricity and water are available near the plot. There is no gas.

The dwelling will be served by a new private package treatment plant (PTP), which will be located on the seller's retained land.

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/scl/fo/zwnnl19a8h9ac7pqabld6/AFJonyRw7wg1jwf8Xmi0cps?rlkey=mzczi6wd5zbhwhfx1i5zr85w&st=r791703&dl=0>

<https://www.youtube.com/watch?v=-PB3oH95J4A>

VIEWINGS

All viewings are strictly by appointment.

Under no circumstances must the barn be accessed unaccompanied.

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: BA16 9RH

What3words: ambition.raven.dumps

From Junction 23 of the M5 motorway head south-east on the A39 for approximately 15.5-kilometres (9.7-miles). Turn right at the Pipers Inn onto Berhill and follow this road for approximately 1.6-kilometres (1-mile). Turn right onto Ivythorn Lane signposted Ivythorn and follow this round to the left. The plot will be found on your left after approximately 1.8-kilometres (1.1-miles). 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](#)

There have been some minor changes made to the northern and eastern boundaries of the property, since the planning consent was obtained. As a result, the vendors of the property will submit a minor boundary change application to the local authority. This will be shared with the purchasers of the property prior to completion.

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.

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.

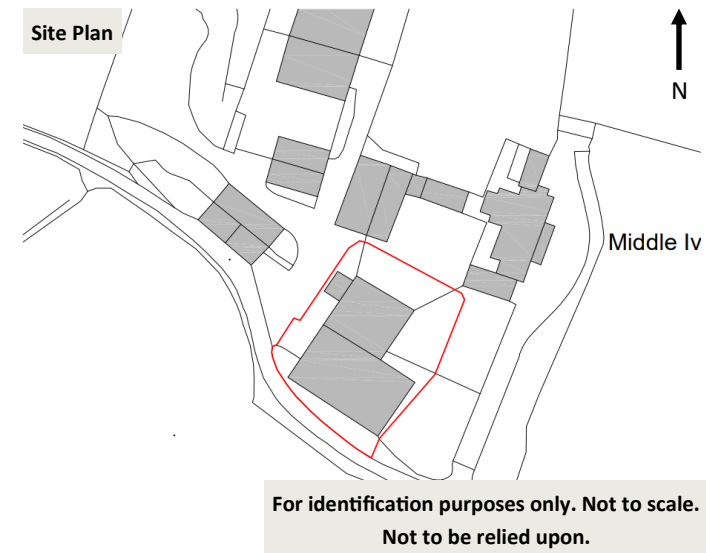
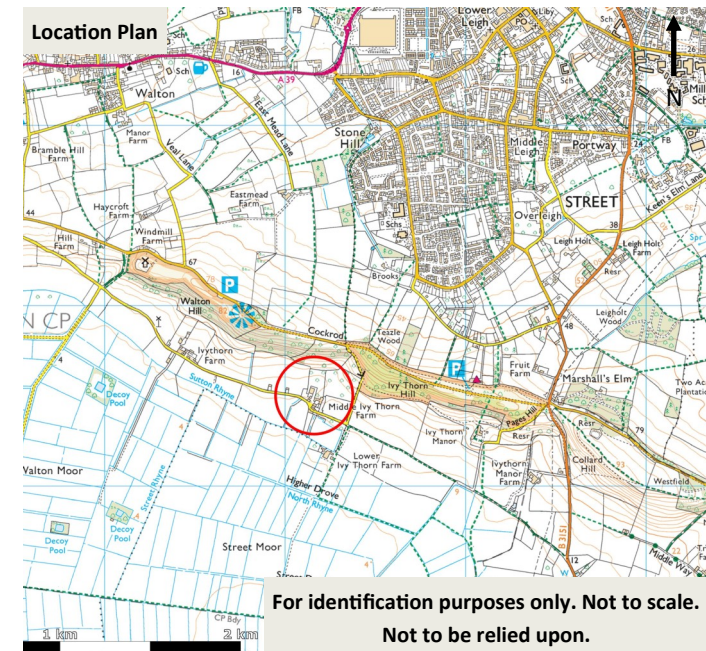
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. 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 April 2024

Sales Brochure updated August 2025

Property Reference Number: TAL240049



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