



LAND OFF SOUTH STREET

West Camel - Yeovil - Somerset



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West Camel - Yeovil - Somerset - BA22 7QQ

Residential development land located within the sought after village of West Camel comprising detailed planning permission for a detached four bedroom dwelling with a Gross Internal Area (GIA) of approximately 2,628 sq. ft (244.20sqm) and a Gross External Area (GEA) of approximately 370.35sqm (3,986 sq. ft)



The site extends, in total, to approximately 1.31 acres (0.53 ha) or thereabouts.

For further information please contact: -

Agricultural Department

22 Princes Street, Yeovil, Somerset, BA20 1EQ

farms.yeovil@gth.net



GREENSLADE TAYLOR HUNT

www.gth.net

01935 423474



INTRODUCTION

An opportunity to acquire an attractive building plot which benefits from detailed planning permission for the erection of a contemporary detached four bedroom dwelling. Situated in a rural location within the sought after South Somerset village of West Camel, the property extends in total to approximately 1.31 acres (0.53 ha), ideal for both self builders and developers.

For sale by Private Treaty.

Guide Price: £280,000

LOCATION

The site occupies a substantial plot within the desirable village of West Camel, some 6 miles north east of the town centre of Yeovil. The market town of Sherborne lies approximately 7 miles distant to south east.

West Camel has a small range of amenities including All Saints Church, a Public House (The Walnut Tree), playing fields and a community centre (The Davis Hall).

The neighbouring village of Queen Camel lies approximately 2 miles distant to the east and benefits from a range of facilities and amenities including (but not limited to): St Barnabas Parish Church, Countess Gytha Primary School, Queen Camel Memorial Hall, The Mildmay Arms, and Queen Camel Medical Centre.

COMMUNICATIONS

Road - The A303 is conveniently located just 0.5 miles to the north, providing links to the M5 motorway at Taunton (Junction 25) via the A358 and links to London.

Rail - Yeovil Junction is located approximately 9 miles to the south, Sherborne Railway Station is approximately 8 miles to the south east and Castle Cary Station is approximately 10 miles to the north east. All stations provide mainline services to destinations such as Exeter St David's, London Paddington and London Waterloo.

Air - Bristol Airport is located approximately 38 miles to the north. It has scheduled and chartered flights to a range of national and international destinations. Exeter Airport is located approximately 46 miles to the south west.

BUILDING PLOT

The building plot is situated off Back Street, a well maintained public highway, leading directly into the village. The site adjoins other residential properties to the north, east and west and agricultural land directly to the south.

The site benefits from detailed planning permission for the erection of a detached, two storey, four bedroom dwelling. Planning Reference Number: 23/02002/S73A. The plot currently comprises a single enclosure of level pasture land extending, in total, to approximately 1.31 acres (0.53 ha) or thereabouts and is bound by mature hedgerows. The site is shown edged red on the attached site plan. It is shown for identification purposes only and is not to be relied upon.

PROPOSED NEW HOME

The proposed new home will comprise of 1no. Dwelling with a Gross Internal Area (GIA) of approximately 3,986 sq. ft (370.35 sq.m). The dwelling will be of natural stone construction beneath a slate tile roof with four bedrooms to the first floor, three of which are Ensuite and one jack and jill ensuite. The ground floor will comprise a gym and sewing room, snug, open plan kitchen/dining area, living room, plant room, W.C and boot room. The property comes with a garden and kitchen garden.

COMMUNITY INFRASTRUCTURE LEVY

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

PHOSPHATES

Planning permission was granted in January 2024 and therefore phosphate mitigation is not required.

LOCAL AUTHORITY

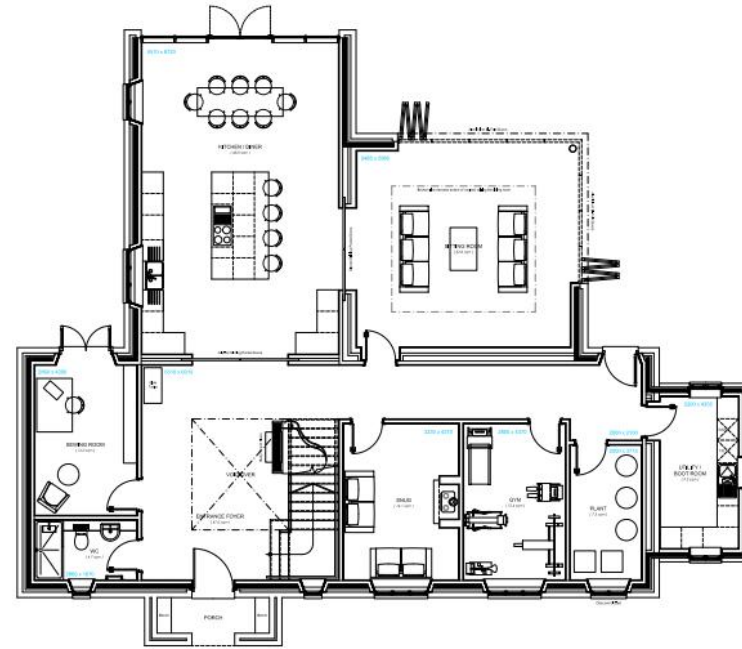
Somerset Council

The Council offices, Brympton Way, BA20 2HT

W: <https://www.somerset.gov.uk/>

T: (01935) 462462

Proposed Ground Floor



Proposed First Floor





SERVICES

We understand that mains drainage, water and electric will be available on or near the plot. Ultrafast Fibre broadband is also available (Wessex Internet).

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

MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

TENURE AND POSSESSION

The land is of freehold tenure with full vacant possession available upon completion of the purchase.

OVERAGE CLAUSE

There will be NO overage clause attached to the sale.

METHOD OF SALE

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

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

There are no public rights of way. 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.

VIEWINGS

The site can be viewed on foot at any reasonable time with a copy of these particulars in hand. Please observe the country code and ensure all gates are closed.

DIRECTIONS

Sat Nav: BA22 7QQ

What3Words: ///forgotten.reshaping.mentioned

From Yeovil, head north along Mudford Road (A359) for approximately 6 miles, passing through the villages of Mudford and Marston Magna. Take the first exit at the roundabout, as you enter Queen Camel and follow West camel Road for approximately 1.2 miles. Turn right onto Southmead Lane and continue on this road for approximately 0.2 miles. The gateway to the site is located on the right hand side, as indicated by a GTH for sale board

FLOOD ZONE

The property is in an area at a very low risk of flooding from River/Sea and Surface Water (defined as the chance of flooding each year as less than 0.1%).

GUIDE PRICE

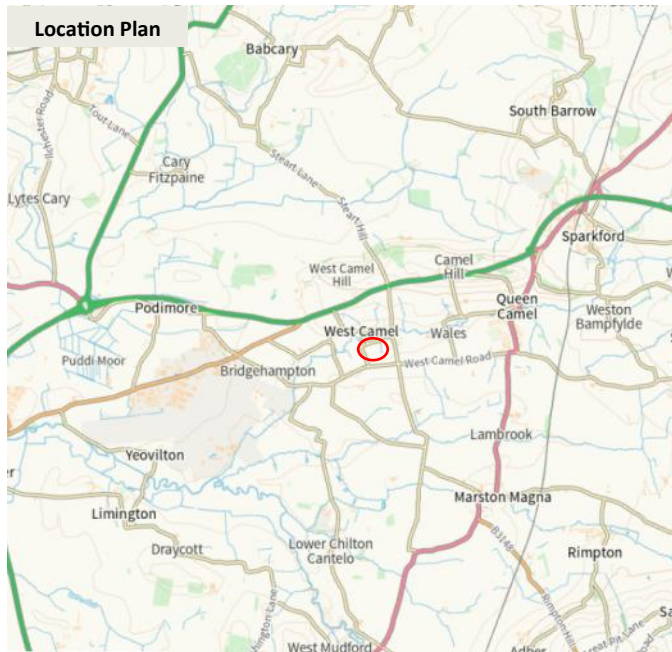
The property is offered for sale at a guide price of £280,000.

COVENANTS

We are aware that there is a section 106 on the property. Please get in touch with the selling agent for more information.

ACCESS

Access is provided via the existing vehicle access from South Street via a gateway.



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