gth



LAND OFF PERRY NEW ROAD

Brushford ▪ Nr. Dulverton ▪ Somerset ▪ TA22 9AY

BUILDING PLOT IN CENTRAL VILLAGE LOCATION

AVAILABLE ON A SUBJECT TO PLANNING BASIS

LOCATION

The village of Brushford is located within the administrative area of Somerset Council (within the former West Somerset district area).

Brushford has a church (St Nicholas), a village hall, Travis Perkins building supplies and a public house (the Anchor Inn). It is located on the edge of Exmoor National Park, renowned for its abundance of wildlife and dramatic landscapes.

The nearby village of Dulverton is located approximately 3.23-kilometres (2.0-miles) to the north via the B3222. Dulverton benefits from a comprehensive range of facilities and amenities (including but not limited to); two schools (All Saints and Dulverton Junior School), Exmoor Medical Centre, a tennis and squash club, a Co-op, two public houses (the Bridge Inn and Woods Bar) and a café (Mortimers).

COMMUNICATIONS

Road - Brushford is located on the B3222 which links to the A396 providing access to north Somerset and Exeter. The A361 to the south provides further access to the east, linking Tiverton to Barnstaple in North Devon.

Rail - Tiverton railway station is approximately 28.97-kilometres (17.99miles) to the south-east. It provides mainline services to Taunton, Cardiff Central, Bristol Temple Meads and London Paddington.

Air - Exeter International Airport is approximately 55-kilometres (34-miles) to the north-east. It has scheduled and chartered flights to a range of national and international destinations.

LAND

The land comprises agricultural land, situated to the east of Brushford. It is bound by Perry New Road to the north; agricultural land to the east; 2no. building plots to the south and the B3222 and Brushford village center to the west.

It extends, in total, to approximately 0.12-hectares (0.29-acres).

Please note that additional land is available via separate negotiation. Please speak to the Seller's agent for further information.

The site 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.

Aerial Photograph (taken from the north)



Aerial Photograph (taken from the south-west)



PLANNING POTENTIAL

The land is within the open countryside, yet it is well related to the existing built up area of Brushford, which has a range of local services and facilities.

We believe the site has potential for residential development.

The land directly to the south was granted detailed planning permission (DPP) (application numbers: 3/04/20/001 and 3/04/20/002), dated 30th April 2020 and 18th June 2020, respectively. This is for the erection of 2no. dwelling with associated infrastructure works.

AGENTS NOTES

The seller has secured a Feed of Easement for access and services over the land shown outlined in blue overleaf. All of the necessary and appropriate rights will be granted over the seller's retained land to serve the building plot.

METHOD OF SALE

The land is for sale by private treaty.

We are seeking offers on a conditional basis (conditional on grant of a satisfactory planning permission, which means detailed planning permission, expiry of the Judicial Review challenge period and being free from challenge).

We would also consider offers on an unconditional basis.

GUIDE PRICE

Guide price - **£200,000**

OVERAGE

The seller's preference is for an overage provision to be contained within the sale contract. The overage is subject to negotiation.

Please speak to the seller's agent for more information.

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

We understand that all mains services are available on or near the land, with the exception of gas. All interested parties should make their own enquiries with the Statutory Utility Providers.

ADDITIONAL INFORMATION

https://www.dropbox.com/scl/fo/rcp6844qie16rqejcvwao/AGaxDEvmbPN9af5cncwYIeg?rlkey=0f35ctvmwbrtyx29kyim2i1lu&st=bz9j2spf&dl=0

LOCAL AUTHORITY

Somerset Council
County Hall
The Crescent
Taunton
Somerset
TA1 4DY
T: (0300) 123 2224
W: www.somerset.gov.uk

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the land being offered for sale. It is registered with the Land Registry under title number: ST207262 which forms part of a wider title.

DIRECTIONS

Sat Nav: **TA22 9AY**

what3words: ///**skin.pony.snippets**

Brochure Produced June 2024

Property Reference Number: TAL240042.

IMPORTANT NOTICE

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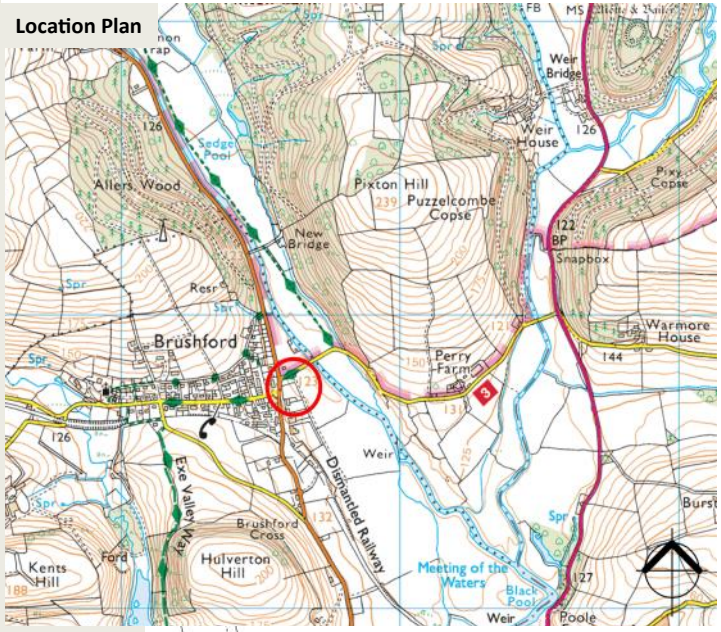
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3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Location Plan



Site Plan



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