



Building Plot at Spring Farm



Building Plot at Spring Farm, Main Street

Ash, Martock, Somerset, TA12 6PB

A303 0.75 miles. Martock 1.5 miles. Somerton and Yeovil 6 miles. Sherborne 11 miles.

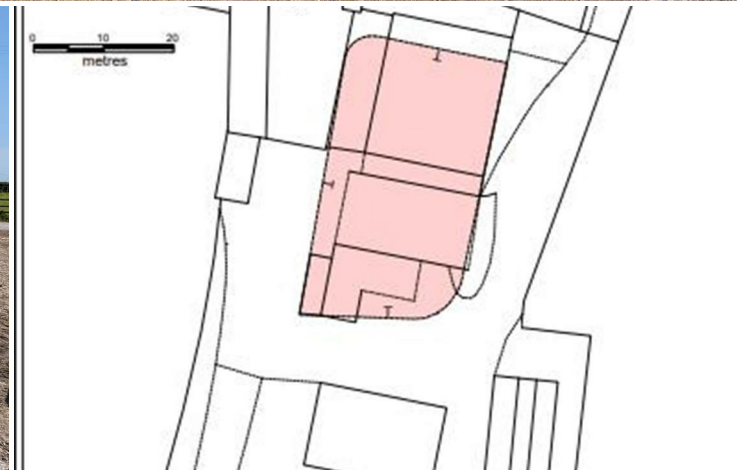
A rare opportunity to acquire a single building plot with full planning consent for the erection of a four bedroom, detached house, with a double garage, located on the outskirts of this popular village within easy access of the A303.

- Edge of Village Location
- Detached Hamstone House
- One En Suite, Bathroom and Shower Room
- Living Room, Utility, Cloakroom and Two Offices
- Application No 22/0030/FUL - Somerset Council Planning Website
- Single Building Plot with Full Planning Consent
- Spacious Four Bedroom House
- Large Kitchen Diner
- Attached Double Garage, Ample Parking and Garden
- Freehold

Guide Price £225,000

SITUATION

The building plot is situated on the southern outskirts of this popular village with its church, primary school, village hall and popular pub. Martock is within 1.5 miles, where a good range of day-to-day facilities can be found. For a greater selection Yeovil is within 6 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.



DESCRIPTION

The building plot forms part of a small development of select properties which includes a barn conversion (sold off plan) and an additional new build to be built by the owner of the farm. This is an exciting opportunity to construct a spacious four bedroom detached property, constructed principally of local stone with some timber horizontal cladding, with adjoining double garage, all contained beneath a tiled roof. Plans show the following accommodation: ground floor entrance hallway, cloakroom, living room, kitchen/dining room, utility room, study, boot room, shower room and a farm office, all on the ground floor and on the first floor, four bedrooms, one en suite bathroom, together with a family bathroom.

Outside the property will be approached over an initial shared driveway leading to it's own enclosed parking area, together with double garage. To the rear of the property will be an enclosed garden, allowing purchasers to landscape to their own design.

PLANNING

Planning was granted under application 22/00303/FUL for the demolition of various buildings (which has already been carried out) and the erection of a detached four bedroom farmhouse.

SERVICES

Mains water and electricity are available onsite. Drainage will be to a private treatment plant to be installed by the purchaser.

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office telephone 01935 475000.

DIRECTIONS

Exit the A303 east of Cartgate roundabout, signposted Ash. On entering the village, Spring Farm will be seen on the left hand side. Continue into the driveway wherupon the building plot will be seen on the right hand side.

What3words:///ferrets.rucksack.surface

AGENTS NOTE

The marked red boundary lines on the aerial photographs are for identification purposes only.



(A) Proposed south elevation



(B) Proposed east elevation



(C) Proposed west elevation



(D) Proposed north elevation



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Proposed south perspective view



Proposed north perspective view

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		Scale 1:100 @ A3	Date 21/09/21/2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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