



£175,000

*At a glance...*



2



1



2



TBC



TBC

**holland  
& odam**

Blackberry Farmhouse (Building Plot) Martin Street  
Baltonsborough  
Glastonbury  
Somerset  
BA6 8QS

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



## Directions

On entering the village from Street/Baltonsborough, proceed to the staggered crossroads in the village centre, (Greyhound Inn opposite). Turn right into Martin Street and continue a little further, where the property can be found on the left hand side.

## Services

Mains electricity, water are available for connection in the road, and reed bed drainage (to be established). There is an alternative direction for phosphates, in that with the agreement of the council, any purchaser could buy credits..

## Local Authority

Somerset Council  
0300 1232224  
[someset.gov.uk](http://someset.gov.uk)

## Tenure

Freehold



## Location

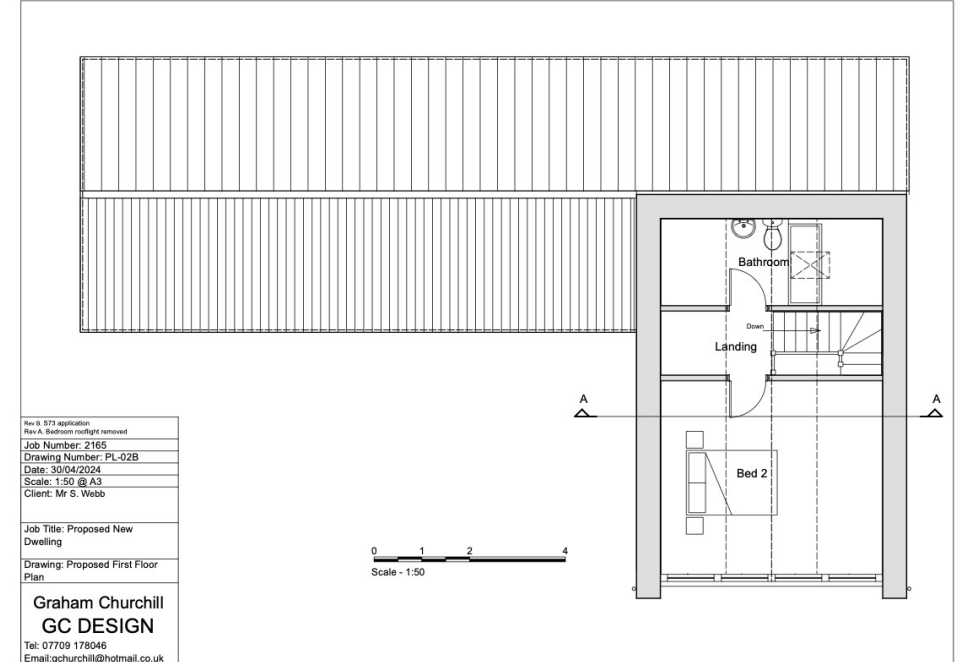
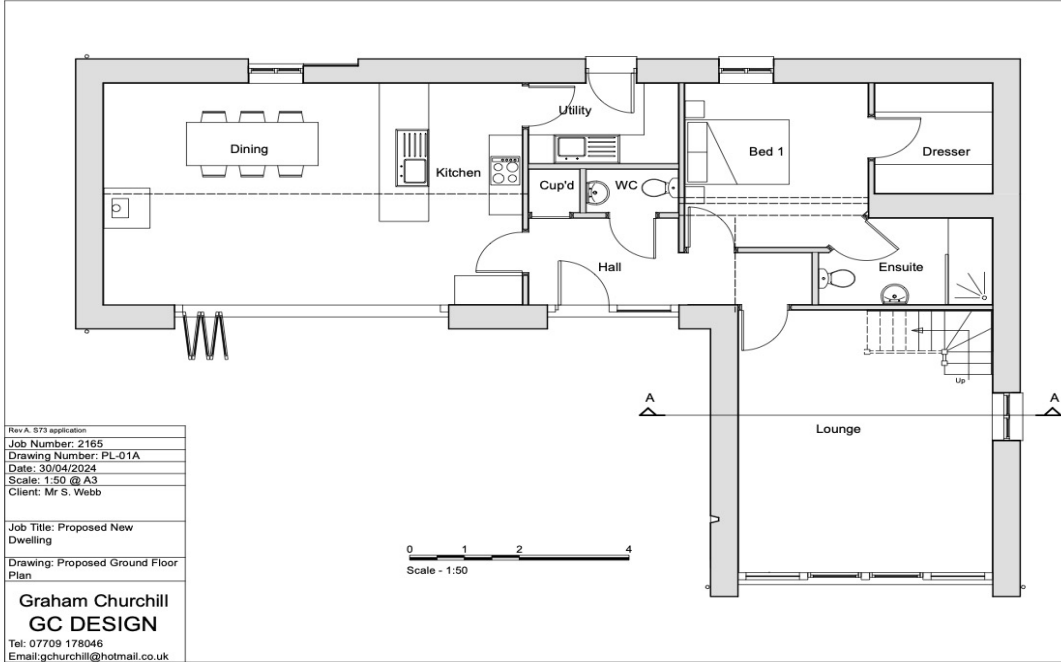
The property is situated in the popular village of Baltonsborough which has local amenities including Post Office/General Store, Inn, Primary School and Parish Church. Baltonsborough is some four and a half miles from both the historic town of Glastonbury and the thriving centre of Street which offer good shopping, sporting and recreational facilities. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is within half an hour's drive, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

## Insight

A building plot with full planning consent and an approved phosphate solution, standing in approximately 0.33 acres and situated in the sought after village Baltonsborough. The foundations are partly commenced and provide for accommodation measuring circa 1350sqft, established over two floors and providing accommodation to include a sitting room, kitchen/dining room, double bedroom with dressing room and en-suite, utility and cloakroom on the ground floor, with a second double bedroom and bathroom on the first floor. Outside, there is a garden, parking for several vehicles and detached stone outbuilding (already existing).

- Building plot with full planning consent for a single detached dwelling, set in approximately 0.33 acres, with partially created footings
- Significantly, the plot also has an approved Phosphate solution, by the addition of a reed bed filtration system. An alternative direction for phosphates, in that with the agreement of the council, any purchaser could buy credits.
- The planning provides for a two bedroom property, with accommodation situated over two floors. On the ground floor, there is a sitting room, kitchen/dining room, double bedroom with en-suite bathroom, utility and cloakroom on the ground floor
- On the first floor, there is a further double bedroom and bathroom
- Outside, there is a driveway from Martin Street, leading to a parking area for several vehicles. The gardens extend up to the new dwelling, bordered on two sides by farmland and leading to an existing detached stone outbuilding
- Further information, along with drawings and engineers reports, are all available from the agents





**DISCLAIMER**

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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