



**Stonehouse, Kenn Street, Kenn, North Somerset, BS21 6TN**

**Guide Price £478,000**

Hollis Morgan – A Freehold STONE FARMHOUSE now in need of MODERNISATION with 2.36 acre PLOT and DEVELOPMENT POTENTIAL for 2 x NEW BUILDS stc



# Stonehouse, Kenn Street, Kenn, North Somerset, BS21 6TN

## THE PROPERTY

ADDRESS | Stonehouse, Kenn Street, Kenn, North Somerset BS21 6TN

A Freehold semi detached stone farm house ( 1114 Sq Ft ) with accommodation arranged over two floors.

The property occupies a mature 2.36 Acre plot with vehicular access and off street parking.

Please note the property has been unoccupied for circa 25 years.

For clarity the lot includes parts A,B & C on the plan and NOT part D | There is no right of way for part D over A, B & C.

Sold with vacant possession

Tenure - Freehold

Council Tax - G

EPC - D

## THE OPPORTUNITY

### FARMHOUSE FOR MODERNISATION

The property now requires complete modernisation but has scope for a fine family home with extensive gardens in this sought after location just moments from the sought after seaside town of Clevedon.

There is potential to extend the property to both the side and rear plus into the attic subject to gaining the necessary consents.

We understand the property is not listed.

### DEVELOPMENT | 2 X NEW BUILDS

We understand that in 2000 the vendor successfully applied for planning permission ( 00/P/0156/O ) for two residential semi-detached cottages.

We are informed the concrete footings were started and reserved matters ( 03/P/0369/RM ) submitted in Feb 2003.

We are unable to confirm if the consent is deemed live or extant - Interested parties must make their own investigations.

00/P/0156/O | Erection two semi detached cottages with garages

03/P/0369/RM | Submission of reserved matters for external appearance, landscaping and design for the erection of 2 semi-detached cottages pursuant to Outline Planning Permission no. 00/P/0156/O.

### OVERAGE - REAR GARDEN

We have been informed that the area identified Plan Ref. C & D ( please refer to plan in details - we understand the overage does not include parts A & B ) is subject to an overage agreement which will be triggered if Planning permission ( in outline or full ) is granted in respect of the whole or part of the Property ( with the exception of buildings used for agricultural purposes ) or, permission is given to breach/ discharge/ modify or release any restrictive covenant that the Property was subject to at the time of the Deed of Partition dated 13 March 2000. The overage agreement will last for a period of 40 years ( expiring 31 March 2040 ). Payment following a triggering event should be made within 12 months immediately following the grant of any permission.

Please refer to online legal pack for further details.

## PLANNING - 2 X NEW BUILDS

Reference 00/P/0156/O

Application Received Fri 28 Jan 2000

Application Validated Fri 28 Jan 2000

Address Stone House, Kenn Street, Kenn, Clevedon, North Somerset, BS21 6TW

Proposal Erection two semi detached cottages with garages

Status Decided

Decision Approve with Conditions

Decision Issued Date Tue 28 Mar 2000

Appeal Status Not Available

Appeal Decision Not Available

## PLANNING - RESERVED MATTERS | NEW BUILDS

Reference 03/P/0369/RM

Application Received Thu 13 Feb 2003

Application Validated Thu 13 Feb 2003

Address Stone House, Kenn Street, Kenn, Clevedon, North Somerset, BS21 6TW

Proposal Submission of reserved matters for external appearance, landscaping and design for the erection of 2 semi-detached cottages pursuant to Outline Planning Permission no. 00/P/0156/O.

Status Decided

Decision Approve with Conditions

Decision Issued Date Fri 28 Mar 2003

Appeal Status Not Available

Appeal Decision Not Available

## LOCATION

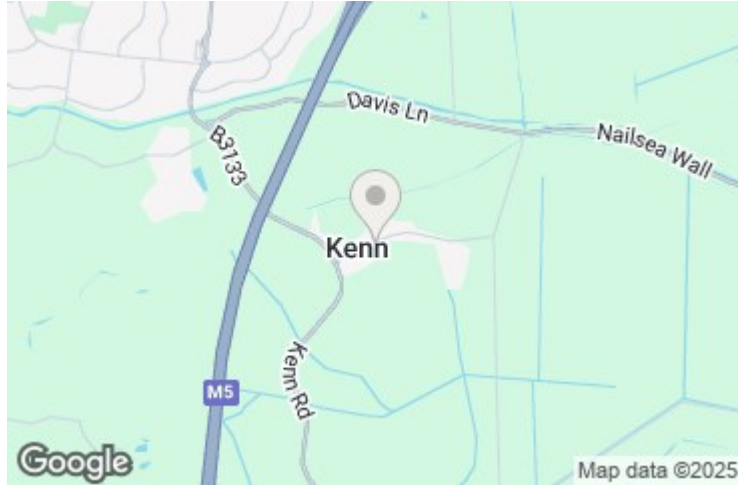
Keen Street is a quiet and sought after location within the village of Kenn, surrounded by open countryside. The village has a strong community spirit and an active social events diary with something for everyone. From this location, you can still easily reach amenities within Clevedon or Yatton. For commuters, you are an equal distance between a railway station and access to the M5 motorway. Nearby Clevedon is a popular Victorian seaside town overlooking the Severn Estuary, and just 13 miles from Bristol and 10 miles from Weston-super-Mare with good public bus links to both major towns. Popular features include Clevedon Pier, a grade 1 listed building, Clevedon sea front with pebbled beaches and a marine lake, ornamental gardens and a Victorian bandstand all within a 10 minute walk of each other. There are a selection of stylish cafes and restaurants situated next to the Pier and the town is also home to the Curzon cinema which is the oldest purpose built cinema in the world in working order. There is plenty of choice for shopping, both in Hill Road and at The Triangle, centred around the Victorian Clock Tower. Water sports are a feature of the local scene with clubs for canoeing and sailing as well as a variety of other sports such as cricket, rugby and football, as well as golf, bowling and riding. For walkers there are some fantastic routes with the Mendip Hills and vales of North Somerset famed for some of the loveliest walks in the region. World class fishing is offered at the nearby Chew Valley and Blagdon Lakes, and a number of well established equestrian centres are located nearby.

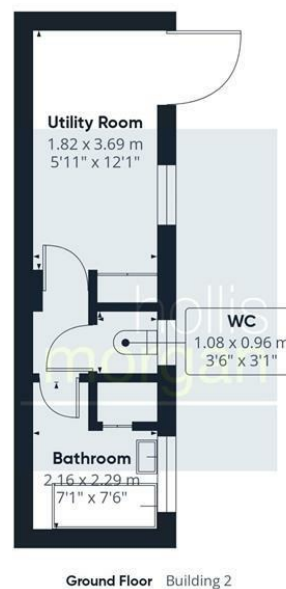
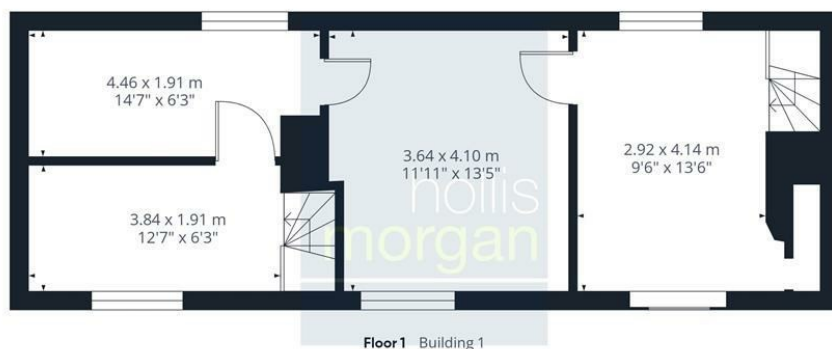
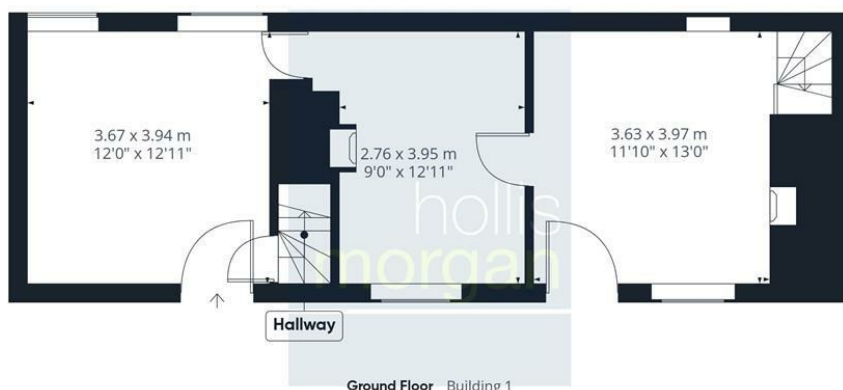
## PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan

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references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Approximate total area<sup>(1)</sup>

103.5 m<sup>2</sup>  
1114 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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