

# BUILDING PLOT FOR A DETACHED BUNGALOW

## CRIMCHARD, CHARD, TA20 1JP

- Detailed Planning, Pending S106 Agreement Ref. 22/00665
- Close to Town Centre
- Offers in the Region of £195,000

View across the plot looking east

**KLP**  
KITCHENER  
LAND AND PLANNING



## THE PLOT – TA20 1JP

This is an opportunity to acquire a building plot with planning, pending a S106 legal agreement (Ref.22/00665/FUL), for a detached 3 bedroomed bungalow. The plot is situated off a private shared driveway in the popular Crimchard area on the north western side of Chard and within close proximity and easy walking distance of the town centre. The plot is a good size and extends to approximately 630 sqm (0.16 acres).

The proposed plans are for a detached 3 bedroomed bungalow with a gross internal floor area of approximately 96.68m<sup>2</sup> (1,040 sqft). There is a gated area for parking to the front of the proposed bungalow and a generously sized enclosed garden.

## CHARD

Chard is geographically the highest town in Somerset and nestles in a corner of South Somerset between Dorset and Devon. It lies approximately 15 miles from Yeovil, 14 miles from Lyme Regis, 14 miles from Taunton (access to the M5) and 13 miles from Honiton. Crewkerne is 7 miles away and offers a mainline train station with links to London. Chard has good shopping and educational facilities, a museum and various activities for adults and children. The town is surrounded by beautiful countryside and is an ideal location from which to explore South Somerset and East Devon.

## SERVICES

We are informed by the vendor that there are ducts with draw lines from the main road into site for the purposes of mains Electric, Gas, BT and Water connections. We are also informed that there is a legal right to connect foul drainage to the manhole/foul drain within the garden of the recently constructed bungalow to the south east. However, all interested parties should make and rely upon their own enquiries of the relevant services providers.

## PLANNING

A full detailed planning application (ref. 22/00665/FUL) for the erection of a 3 bedroomed detached single storey dwelling with associated parking and turning area on land adjoining 46 Crimchard, Chard, was validated by South Somerset District Council on 11<sup>th</sup> April 2022. The planning officer has made a recommendation to approve the application, subject to a S106 legal agreement, which is currently being drafted for signature. Once the legal agreement has been signed by all parties then the planning decision notice may be issued.

### Phosphate credit has been secured for this development plot.

Please note that Community Infrastructure Levy (CIL) is liable on this development, although there are exemptions to this charge for example for self-builders - see following web-link - [self build exemption \(for a whole house\)](#). All interested parties should make and rely upon their own enquiries of the Local Planning Authority.

Copies of the plans and planning permissions are available from the agents.

## METHOD OF SALE

Offers are invited in the region of £195,000 for this freehold plot.

## VIEWING

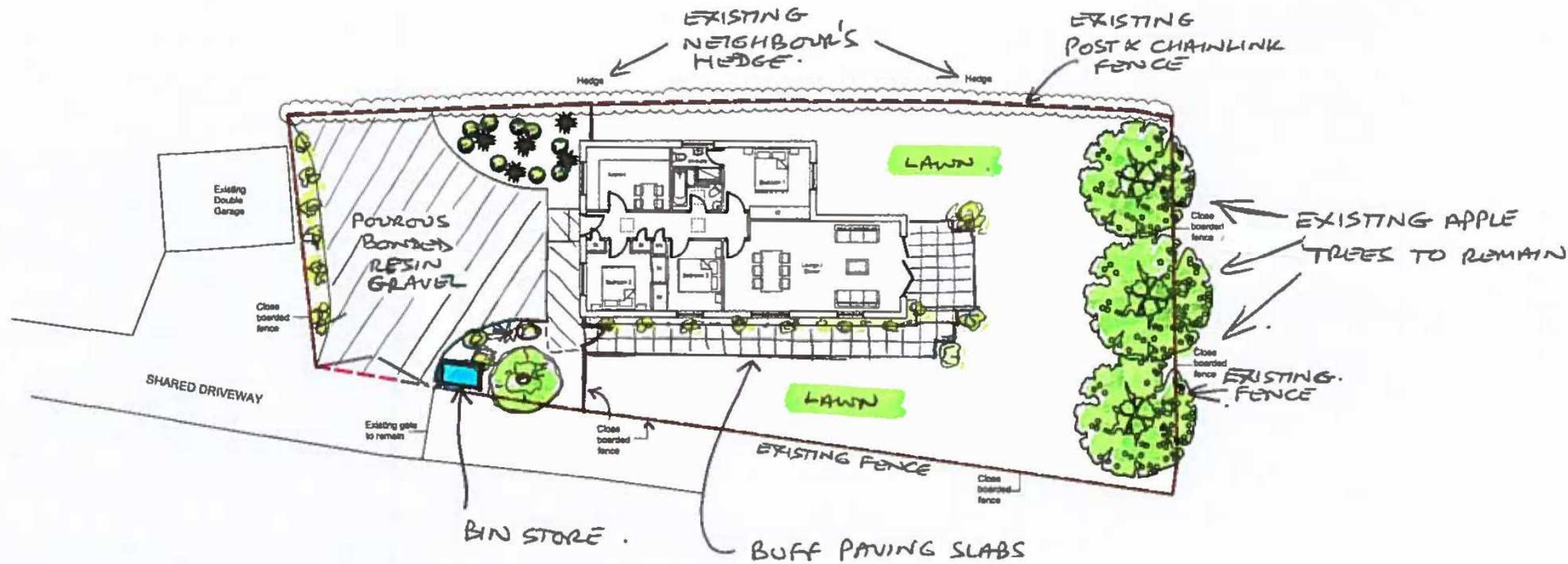
Please contact Philip Taverner at KLP to arrange a viewing.

## CONTACT – REF: 892/PT

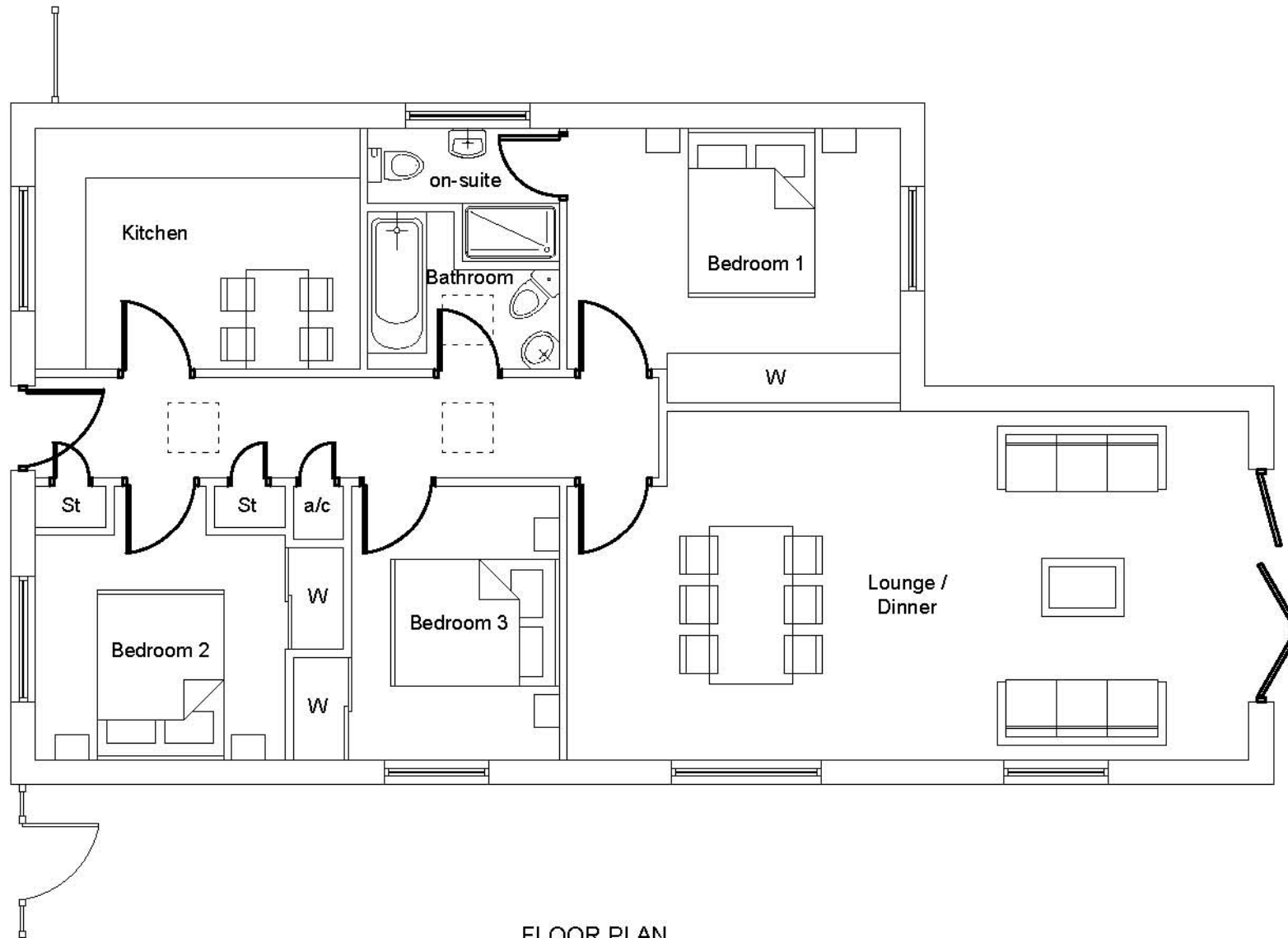


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# Proposed Landscaping Plan showing new bungalow (not to scale)



## Proposed Floor Plan (not to scale)



### FLOOR PLAN

Areas:	
Kitchen:	3900 x 2900 mm
Lounge/diner:	8200 x 4200 mm
Bedroom 1:	4000 x 3100 mm
Bedroom 2:	3000 x 2700 mm
Bedroom 3:	3300 x 2500 mm

# Proposed Elevations Plan (not to scale)



Doubled glazed  
U-PVC windows

FRONT ELEVATION



Slate or flat  
concrete tiled roof -  
Angled ridge

Render or  
facing brickwork

Doubled glazed  
U-PVC windows

SIDE ELEVATION (NORTH)

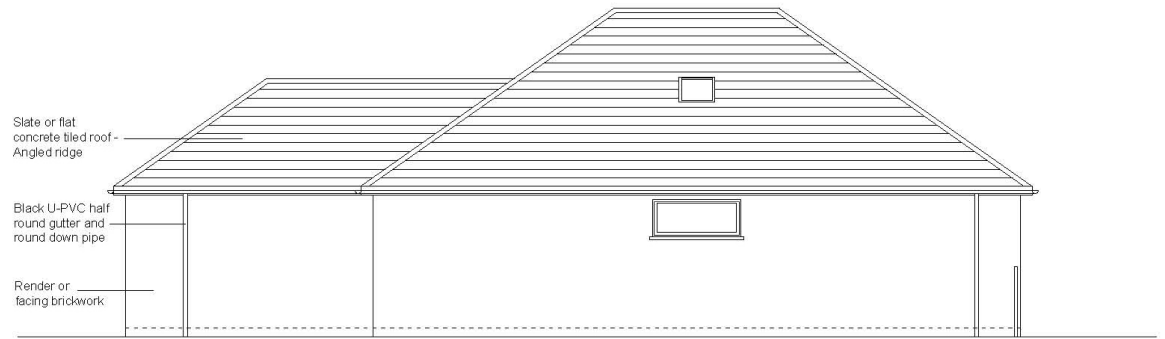


Slate or flat  
concrete tiled roof -  
Angled ridge

Powder coat  
aluminium doors

Render or  
facing brickwork

BACK ELEVATION



Slate or flat  
concrete tiled roof -  
Angled ridge

Black U-PVC half  
round gutter and  
round down pipe

Render or  
facing brickwork

SIDE ELEVATION (SOUTH)





View of the plot from the shared access drive looking east





Google Aerial Image of the plot with approximate boundary outlined in red

