

# BUILDING PLOT FOR A DETACHED BUNGALOW CRIMCHARD, CHARD, TA20 1JP

- Detailed Planning Permission Ref. 22/00665/FUL
- Close to Town Centre
- Offers in the Region of £175,000

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 full detailed planning permission (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

Full detailed planning permission (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 granted by Somerset Council on 20<sup>th</sup> June 2024.

### 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 £175,000 for this freehold plot.

## VIEWING

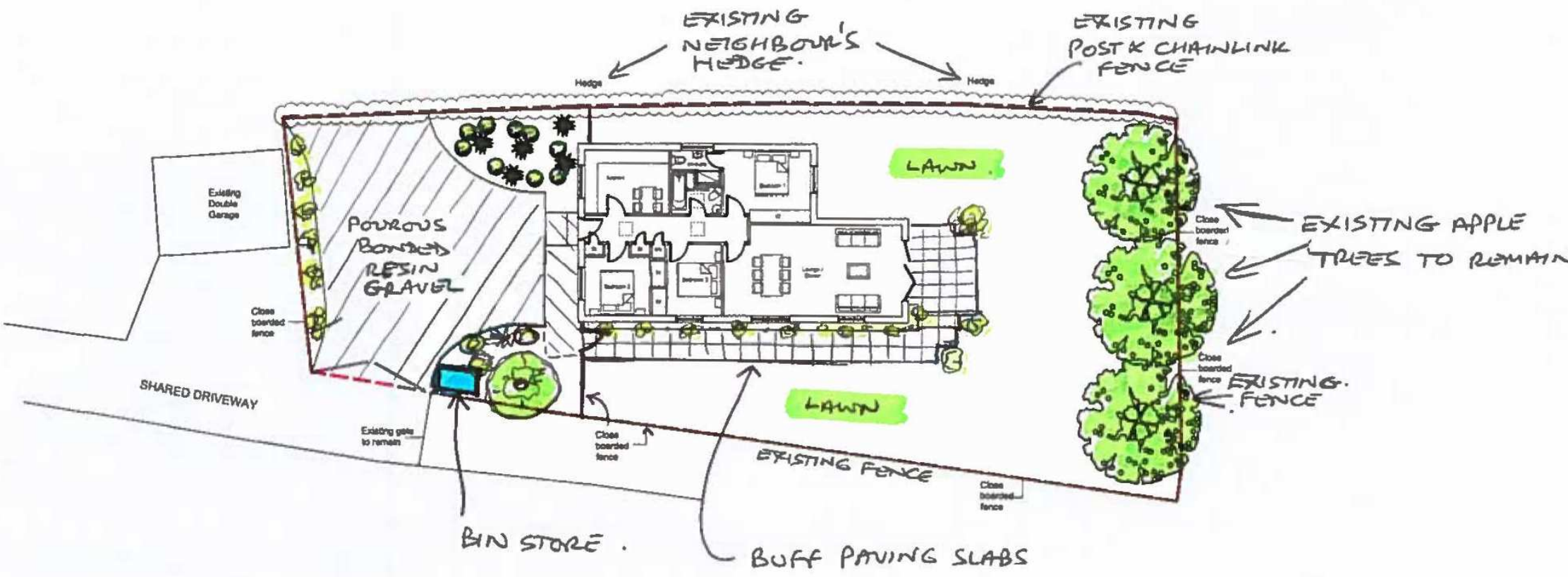
Please contact Philip Taverner at KLP to arrange a viewing.

## CONTACT – REF: 892/PT/R2

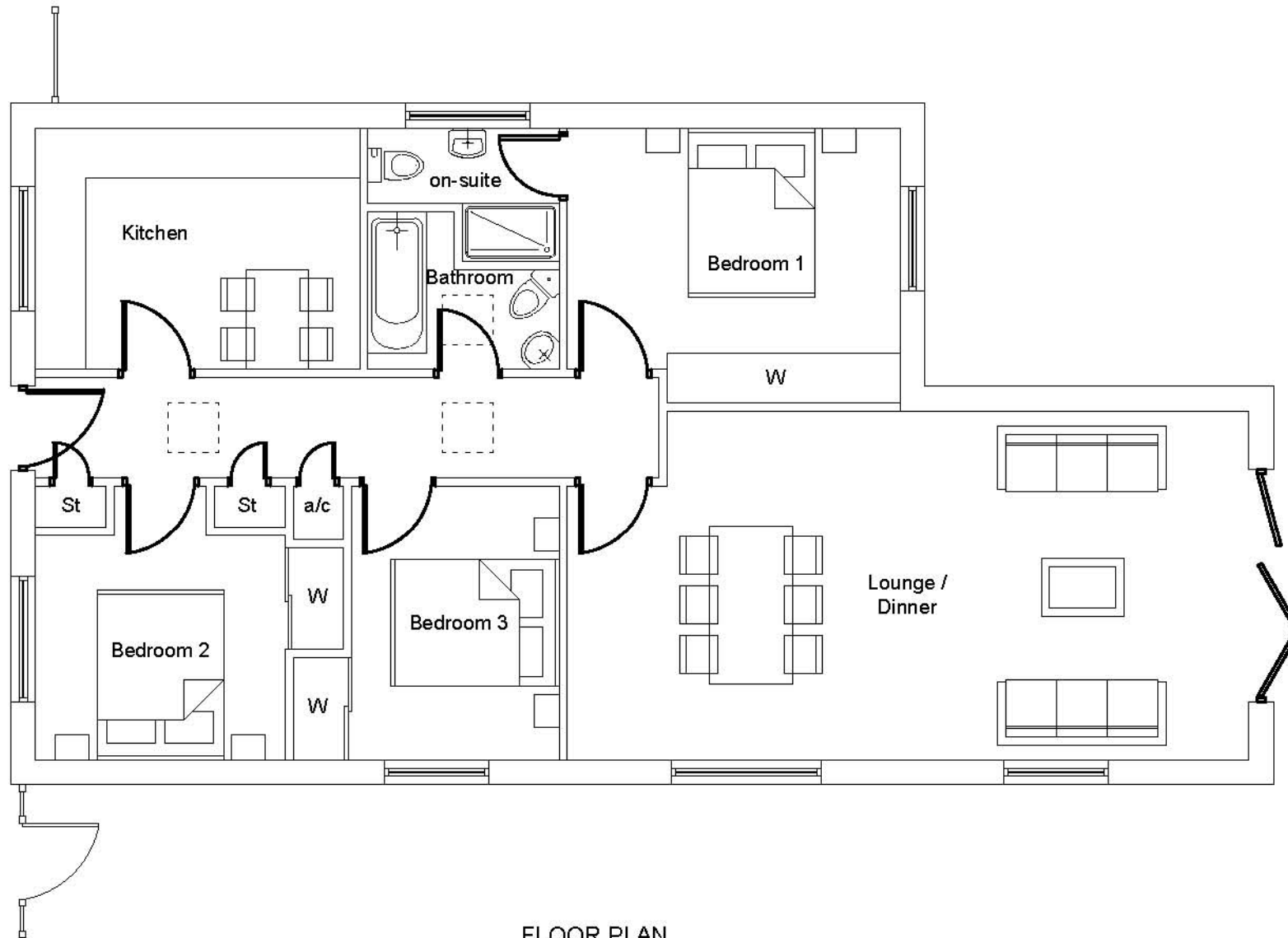


Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
Email: [philip@klp.land](mailto:philip@klp.land)  
Tel. 01392 879300

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



## Proposed Floor Plan (not to scale)



### FLOOR PLAN

Areas:	
Kitchen:	3900 x 2900 mm
Lounde/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)



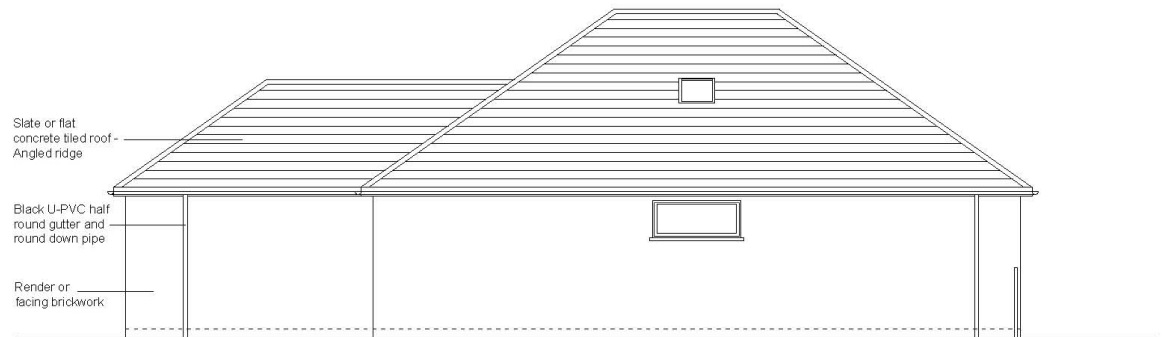
FRONT ELEVATION



SIDE ELEVATION (NORTH)



BACK ELEVATION



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