



## Building Plot adjacent to The Hollies, Cabbage Lane, Horsington, BA8 0DA

A unique opportunity to build a bespoke home on a country lane with full planning permission. Countryside views, private parking, and easy access to Templecombe, Sherborne, and Wincanton make this an ideal rural yet well-connected setting. Permission is for self or custom build - purchaser should be involved in the build (though need not be hands on) and should occupy the dwelling for at least 3 years following completion. Could be sold to a non-self-builder, though BNG would need to be provided.



0.79 acre

- Building plot of 0.79 acres (0.3223 hectares)
- Tucked away along peaceful village setting
- Outline planning permission for one dwelling
- Countryside views

Guide Price **£300,000**

Freehold



## THE PLOT

Single Building Plot with full Planning Permission  
Planning Reference: 24/02643/FUL  
All matters reserved with access approved

An exciting opportunity to acquire a single building plot with full planning permission granted for the construction of one residential dwelling.

Enjoying a peaceful position along a country lane, this tucked-away plot offers a wonderful chance to create a bespoke new home with countryside views and private driveway parking. The setting provides a sense of rural seclusion while remaining accessible to nearby amenities.

The plot benefits from a lovely outlook over the surrounding countryside and is ideally situated within easy driving distance of Templecombe, which offers a range of everyday facilities. The larger towns of Sherborne and Wincanton are also close by, providing a more extensive selection of shops, services, and transport links.

## SITUATION

Situated on Cabbage Lane, a quiet and picturesque country lane on the edge of the sought-after village of Horsington, nestled in the heart of the Blackmore Vale. The property enjoys a peaceful rural setting with views across unspoilt countryside, yet remains conveniently located for access to nearby amenities.

The village of Horsington offers a strong sense of community and includes a well-regarded primary school, parish church, and a popular village pub. The neighbouring village of Templecombe provides everyday facilities including a local shop, doctors' surgery, and a mainline railway station with regular services to London Waterloo, making the location ideal for commuters.

The nearby towns of Wincanton and Sherborne offer a broader range of shopping, leisure, and schooling options, with Sherborne in particular renowned for its historic abbey, independent shops, and highly regarded schools. Road links are excellent, with access to the A303 just a short drive away, connecting to the M3 and

London.

Surrounded by rolling countryside, the area offers an abundance of walking, riding, and cycling opportunities, while also benefiting from a sense of tranquillity rarely found in such accessible locations.

## DIRECTIONS

What3words - ///condense.gosh.luck

## SERVICES

No mains services are currently connected.

Ultrafast broadband to the plot from Wessex Internet. According to Ofcom.org.uk mobile signal at the neighbouring property is likely to be unavailable or limited when indoors, although outdoors it is likely from all four major networks. Information is not available for this specific address.

## MATERIAL INFORMATION

Somerset Council Tax Band - N/A

The dwelling hereby permitted shall be planned, built and first occupied in an accordance with the definition of "self-build and custom housebuilding" as defined in the Self-build and Custom Housebuilding Act 2015. Reason: In the interest of the dwellinghouse being occupied as a self-build development and as a Statutory exemption development in respect of the biodiversity gain condition.

## VIEWING ARRANGEMENTS

Unaccompanied viewings with a set of particulars in hand, having first informed the agent is advised. Vendors can be present and are happy to accompany visits by appointment.

## DIRECTIONS

What3words - ///cans.exits.gentlemen



SheRes/JM/4300



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