

LODESTONE



Shute Lane Plot





Shute Lane Plot,

BA10 0BN

Guide Price: £350,000

0 
Bedrooms

0 
Bathrooms

0 
Receptions

PROPERTY FEATURES

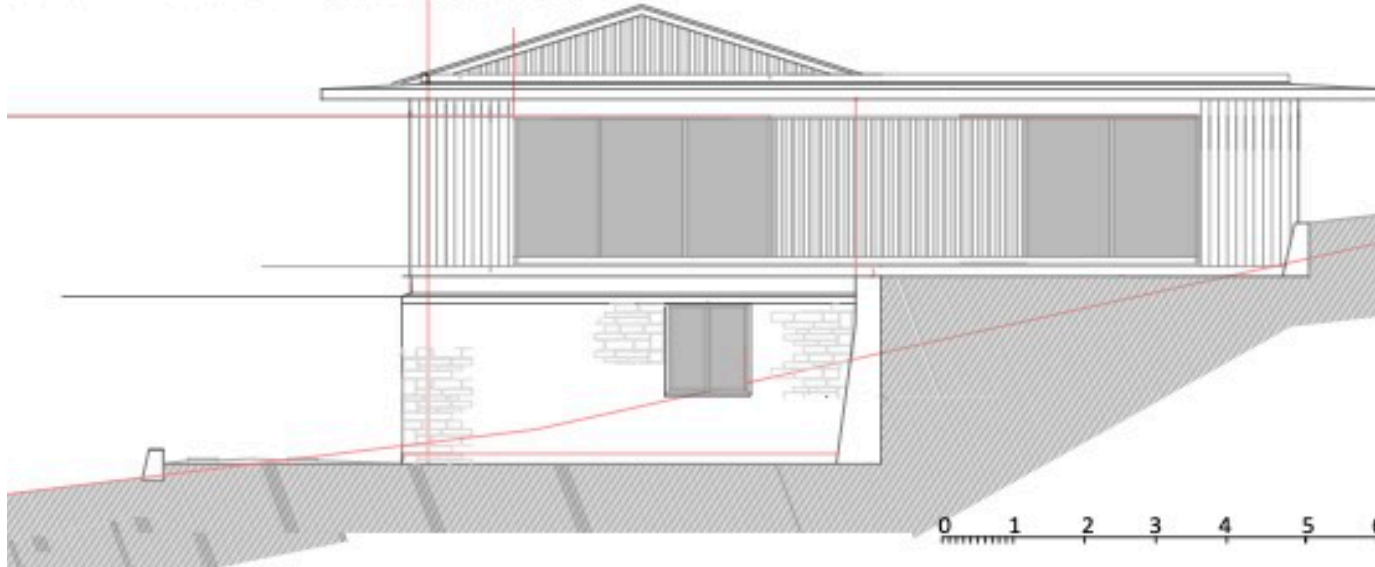
- P/P for a stunning, contemporary home in approx 3.32 acres on the edge of Bruton
- 2744 square feet - inc main dwelling, carport, store and potting shed
- Proposed provides - open plan living/kitchen, utility, study, 4 bed, 4 ensuite
- Walking distance into town/high street
- Rare opportunity not to be missed!

Planning drawing.



SOUTH ELEVATION. (terrace)

WEST ELEVATION. (turning circle))



SECTION THROUGH CARPORT.

EXTERNAL FINISHES.

ROOF. Grey profiled metal roofing system. Solar panels.

WALLS. Natural reclaimed limestone with lime based mortar on the ground floor.
Natural finish timber cladding and screening to high level glazing.
Double glazed aluminium framed windows.
Glazed external front door screen

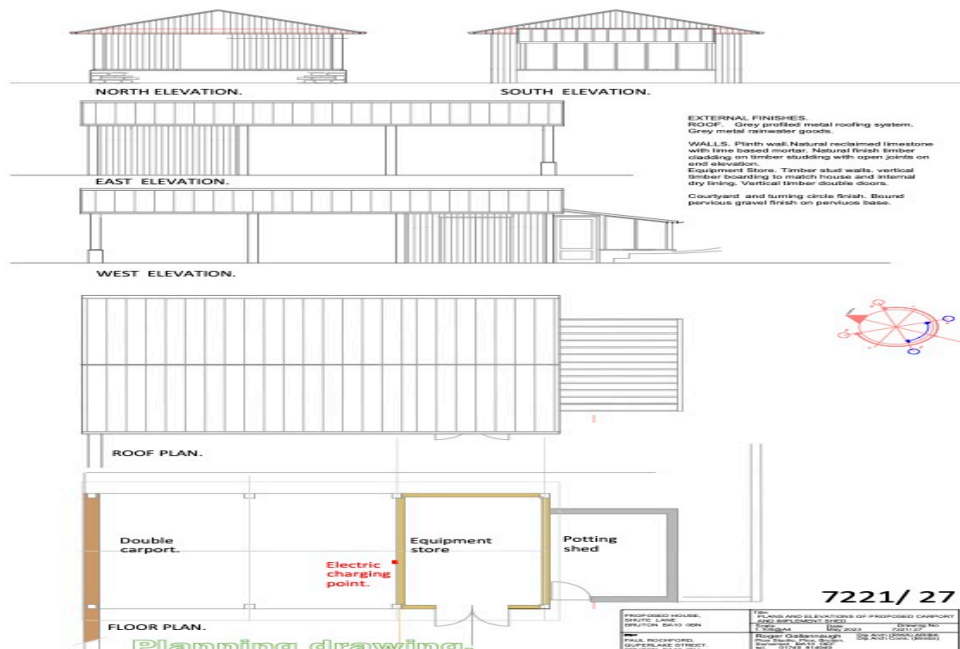
Grey metal rainwater goods.

Internal
Note Ground floor natural stone finish and concrete block walls. Reinforced concrete block retaining walls and proprietary waterproofing system.
Upper floor timber framed construction of timber stud and beams supporting pitched and flat roof.
Flat roof to have green roof construction and species.

7221/ 24 A

Rev. A MAY 2023 ROOF PROFILE AMENDED

PROPOSED HOUSE.		Title SOUTH AND WEST ELEVATIONS	
SHUTE LANE BRUTON BA10 0BN		Scale 1:100 @ A4	Date March 2023
Client PAUL ROCHFORD, QUERLAKES STREET, BRUTON BA10 0NJ		Drawing No 7221/ 24 A	
Architect Roger Gaffernagh Plex Studio, Plex Bruton, Somerset, BA10 0EP Tel. 01746 814543 e-mail roger@rg-architect.co.uk		Dr Arch (RIBA) ARIBA Dip Arch Const. (Josted)	

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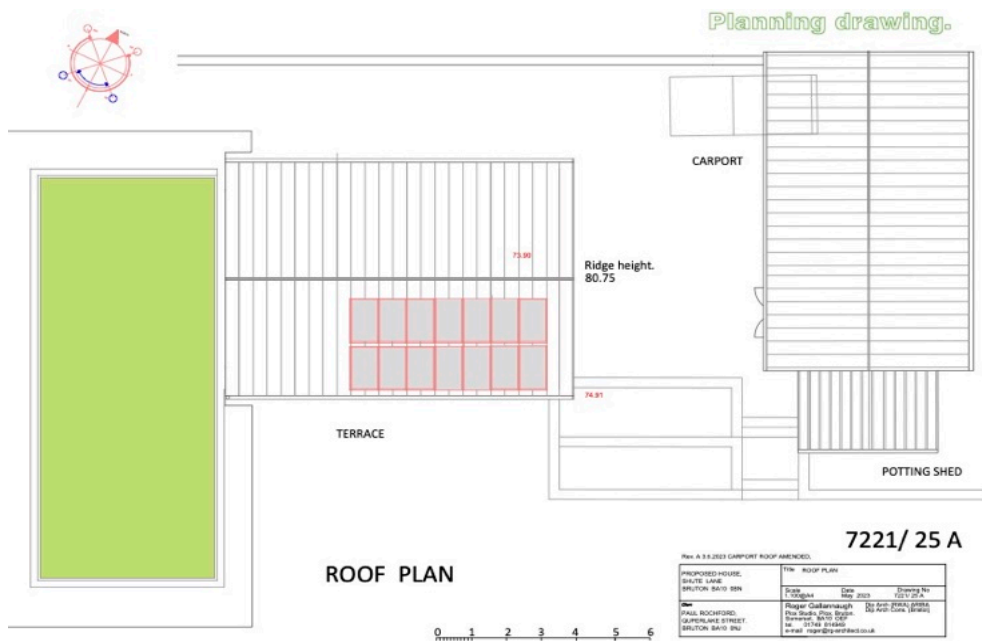
Situation

Bruton has an array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Blue Ball'. On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and the newly opened 'Da Costa', an Italian restaurant. For fine dining, the Michelin-starred 'Osip' is a short drive away.

Bruton offers a range of amenities, including a doctor's surgery, pharmacy, vet, post office, mini supermarkets, a fuel station, and independent shops. It's just a 10-minute drive to Castle Cary, which features a mainline railway station, the Creamery restaurant, and The Newt nearby.

Castle Cary itself is a charming market town with independent businesses, boutiques, and galleries. Every Tuesday, the local market showcases fresh, locally sourced produce such as organic vegetables, artisan bread, cheeses, meats, and fish. The town also offers a nursery, primary and secondary schools, a health centre, dental practice, library, bank, post office, butcher, newsagent, chemist, pubs, restaurants, and tea shops.

Large supermarkets are located in Wincanton and Shepton Mallet which are both a short drive away. Gillingham



(approx 20 mins away) has a Waitrose as does Sherborne (30 mins away). For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within about an hour's drive.

The A303 (6 miles) provides a direct route to London via the M3 and there is a mainline rail service from Bruton/Castle Cary to London Paddington (approx. 2 hours) and also the new train to Waterloo (Bruton). Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

Schools

There are excellent local independent schools, within walking distance, to include King's School Bruton and the state-owned boarding school - Sexey's. Bruton has its own primary school and in close proximity are Millfield, Hazelgrove and All Hallows prep schools.

Directions

Postcode - BA10 0BN

what3 words - encourage.copiers.genius

Viewing by appointment only

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MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset

Council Tax Band: N/A

Guide Price: £350,000

Tenure: Freehold

PART B

Property Type: N/A

Property Construction: N/A

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity and Water Supply: We are advised that Mains water and electricity are available close by to be connected by the purchaser

Sewerage: A package treatment plant and drainage field will need to be installed by the developer

Heating: N/A

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: N/A

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: N/A

Coastal Erosion Risk: N/A

Planning Permission: N/A

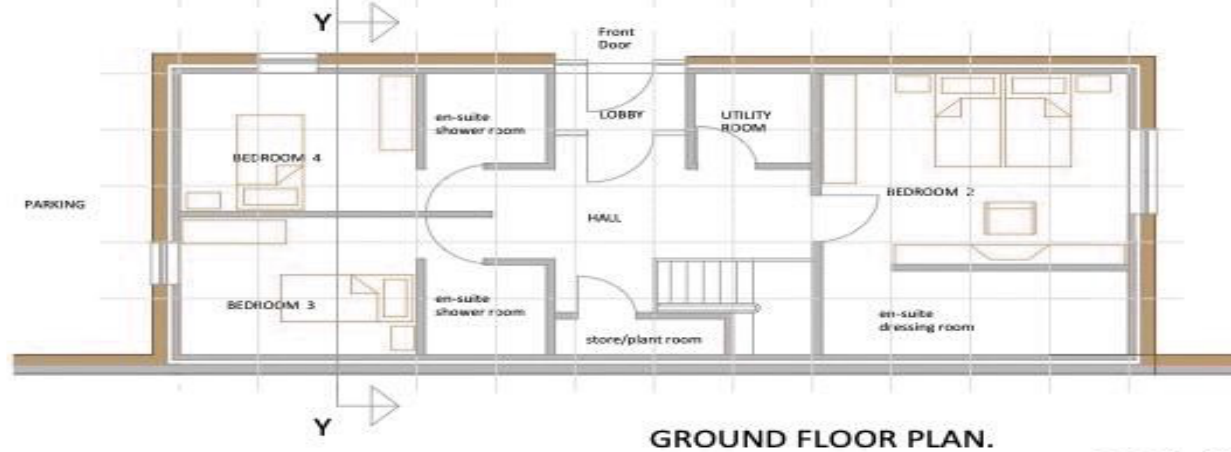
Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: N/A

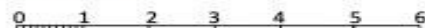
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



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Planning drawing.



PROPOSED HOUSE, SHUTE LANE, BRUTON, BA10 6BN		Title FLOOR PLANS OF PROPOSED HOUSE	
PAUL ROCHFORD, QUERLAK STREET, BRUTON, BA10 6NJ	Scale 1:100 @ A4	Date March 2023	Drawing No 7221/ 12
		Roger Gallenough Plot Shado, Plot Design Somerset, BA10 6BN Tel: 01740 814948 e-mail: roger@gg-architect.co.uk	



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

Bruton & Shaftesbury

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

