



## Love Lane, Ilminster, Somerset TA19 0AR

A rare chance to create a brand new home on this building plot of 0.24 acres (0.1 hectares) in a "tucked away" position with countryside views, close to the pretty town centre.

- Building plot of 0.24 acres (0.01 hectares)
- Tucked away along private road, off no-through lane
  - Countryside views to the rear
- Outline planning permission for one dwelling
- Within walking distance of town centre facilities

Guide Price **£175,000**

Freehold

## THE PROPERTY

A single building plot with outline planning permission for one residential dwelling ref 23/03048/OUT with all matters reserved except for access.

Overlooking the Shudrick Valley, this plot offers you the opportunity to create a brand new home with private driveway parking and southerly facing gardens with countryside views. In a pleasant position away from busy traffic, it is tucked away along a private road at the end of a no-through lane but within walking distance of the pretty facilities in the town centre.

The plot currently contains a number of mature apple trees and polytunnels and is sold as seen with the exception of a stock of logs which is likely to be removed.

## SITUATION

The plot is tucked away off a private driveway, at the end on a no-through lane close to the town centre. It is within easy reach of the heart of the community, near to a wide variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is also well served by a town-centre Tesco store with ample free parking. Alongside is a bowls and tennis club and close-by a town library. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, cafes, restaurants and take-aways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as a modern health centre on the southern side of the town with two doctors' surgeries.

## DIRECTIONS

What3words:///ounce.found.stalemate

## SERVICES

No mains services are currently connected.

Ultrafast broadband is available locally in the area but is not currently connected. 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

There will be a requirement to contribute towards the cost of the maintenance of the private road leading to the proposed property.

The property is located outside of Ilminster's designated Conservation Area but is close to both the town centre and open countryside so there have been various historic and current planning applications locally. These include a well known application in 2014 for development of the Shudrick Valley which was refused. All current and historic applications can be viewed on the Somerset Council Planning Portal, and the office are happy to provide the link should a prospective buyer wish to look at these prior to a viewing.

The plan provided is for location purposes only and should not be relied upon as exact boundaries or for scale.

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01460 200790

ilminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
21, East Street,  
Ilminster, Somerset TA19 0AN



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