



hollis  
morgan  
newhomes

Development Site @, Elmgrove Farm Lower Road, Hinton Blewett, Somerset,  
BS20 5AT



Hollis Morgan – A Freehold 1.5 acre DEVELOPMENT SITE with PLANNING GRANTED to create 5 x HOUSES with GARDEN and GARAGES | GDV £3.4m

- FREEHOLD
- DEVELOPMENT SITE
- PLANNING GRANTED
- 5 HOUSES
- GDV £3.4M
- 1.5 ACRES
- VILLAGE LOCATION
- MATURE PLOT
- RURAL VIEWS
- NO CHAIN

**THE PROPERTY**  
ADDRESS | Development Site @ Elmgrove Farm, Lower Road, Hinton Blewett, Somerset BS39 5AT

A Freehold 1.5 acre site with vehicular access and a collection of existing barns and outbuildings in this outstanding semi rural location. Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band F  
EPC - D

**THE OPPORTUNITY**  
DEVELOPMENT SITE | PLANNING GRANTED | GDV £3.4M

This Freehold site benefits from planning ( 22/04109/FUL | APP/F0114/W/24/3340972 ) to create a scheme of stylish family homes with garden and parking.

PROPOSED SCHEDULE OF DEVELOPMENT

- Plot 1 - Detached | 1561 Sq Ft | 3 Bed House | Garage | Garden | £600,000
- Plot 2 - Detached | 1562 Sq Ft | 3 Bed House | Integral Garage | Garden | £625,000
- Plot 3 - Detached | 2173 Sq Ft | 3 Bed House | Garden | Double Garage | £675,000
- Plot 4 - Detached | 2200 Sq Ft | 3 Bed House | Garden | Garage | £650,000
- Plot 5 - Detached | 2704 Sq Ft | 4 Bed House | Garden | Garage | £850,000

The Hollis Morgan Land & New Homes team have appraised the site and are happy to provide further GDV advice.

**PLANNING GRANTED**  
Appeal Ref: APP/F0114/W/24/3340972  
Elm Grove Farm, Lower Road, Hinton Blewett BS39 5AT\*  
The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.  
The application Ref is 22/04109/FUL.  
The development proposed is conversion and extension of barn to create 1no. dwelling and replacement of all remaining buildings with 4no. dwellings together with associated hard/soft landscape works; drainage and access improvements.

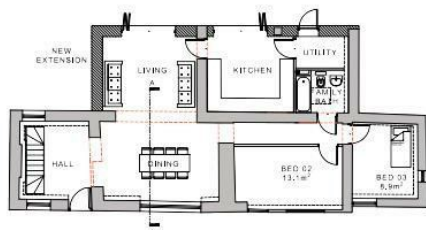
**LOCATION**  
The village of Hinton Blewett lies on the Northern slope of the Mendip Hills in an area of outstanding natural beauty and in the Chew valley, so it is perfect for walking or equestrian pursuits. It is situated 5 miles from the cathedral city of Wells and 15 miles south of Bristol. The village has a 13th century church, a village green and a popular village pub 'The Ring O' Bells'. Amenities in nearby Bishop Sutton include a supermarket, a hairdresser, a popular pub and a Post Office/convenience store. Bishop Sutton and nearby Stanton Drew school have both got outstanding Ofsted reports. Chew Valley School is very well regarded with an excellent sixth form. Wells is also close by and is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays. Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible. There are good road links to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Bristol Temple Meads to London Paddington. Bristol International Airport has flights to Europe and connections to the rest of the world. Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

**PROPERTY DETAILS DISCLAIMER**  
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

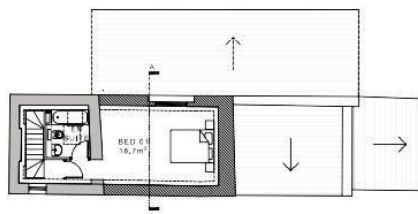




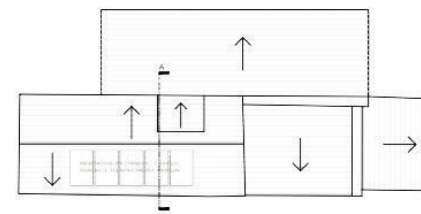
## PLOT 1



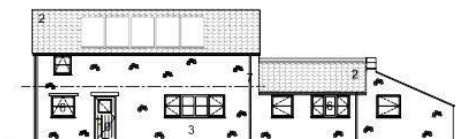
GROUND  
FLOOR



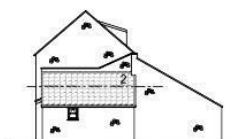
FIRST FLOOR



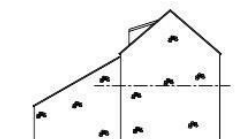
ROOF PLAN



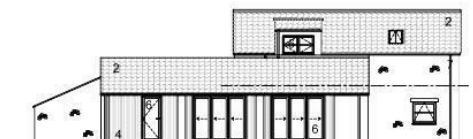
SOUTH ELEVATION



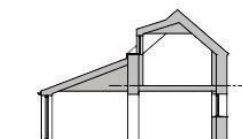
EAST ELEVATION



WEST ELEVATION







NORTH ELEVATION



SECTION AA

### PROPOSED MATERIALS KEY

-  1) SLATE EFFECT CONCRETE ROOF TILE
-  2) RED PROFILED ROOF TILE TO MATCH EXISTING
-  3) RANDOM COURSE RUBBLE STONE
-  4) CHARRED TIMBER CLADDING (VERTICAL/HORIZONTAL ORIENTATION)
- 5) GARAGE DOOR IN BARN DOOR STYLE
- 6) GREEN GREY (RAL 7009) WINDOWS & DOORS
- 7) GALVANISED RAINWATER GOODS
- 8) RIDGE TILE TO SUIT ROOF TILE
- 9) BLUE GREY BRICK CHIMNEY
- 10) HARDWOOD FRONT ENTRANCE DOOR

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