



MAGGS & ALLEN

FERN VILLA, THE STREET
CHILCOMPTON, RADSTOCK, BA3 4HN

Guide Price: £150,000+

- 22 May LIVE ONLINE AUCTION
- Superb development site in the village of Chilcompton
- Planning granted for 3 x 3-bedroom houses
- GDV of circa £1M
- Building works have already commenced
- Sale on behalf of Fixed Charge Receivers
- 6-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 22 May 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding. The property is being sold on behalf of Fixed Charge Receivers.

VIEWINGS

By appointment

SUMMARY

PARTIALLY COMPLETED DEVELOPMENT SITE WITH PLANNING FOR 3 X 3 BEDROOM HOUSES WITH GARAGES & PARKING

DESCRIPTION

A prime development site with planning consent granted for the erection of 3 x 3-bedroom houses with parking, gardens and garages. Building works have already commenced and one of the dwellings has been constructed up to first floor level. A superb opportunity for builders/developers to complete this development in the pretty Somerset village of Chilcompton.

LOCATION

Chilcompton is a village in Somerset, in the Mendip Hills two miles south of Midsomer Norton and 3.0 miles south-west of Westfield. It is on the B3139 road between Radstock and Wells, close to the A37 (between Shepton Mallet and Bristol). The village of Chilcompton is around 12 miles from Bath and also provides excellent access to the A37 and A39 for commuters.

This development site is positioned within convenient proximity to local amenities such as a Co-Op, Post Office, a doctor's surgery, and a public house.

SCHEDULE OF PROPOSED ACCOMMODATION

PLOT 1 - HOUSE TYPE B (1,000 ft²) - Lounge, Kitchen/Dining/Family Room, WC, three Bedrooms (master with en-suite) and Bathroom.

PLOT 2 - HOUSE TYPE B (1,000 ft²) - Lounge, Kitchen/Dining/Family Room, WC, three Bedrooms (master with en-suite) and Bathroom.

PLOT 3 - HOUSE TYPE H (992 ft²) - Lounge, Dining Room, Kitchen, WC, three Bedrooms (master with en-suite) and Bathroom.

All three houses will benefit from a driveway, garage and rear garden.

GROSS DEVELOPMENT VALUE (GDV)

We anticipate the following GDV figures for the completed development:

PLOT 1 - £325,000

PLOT 2 - £325,000

PLOT 3 - £350,000

GDV - £1,000,000

PLANNING HISTORY

Full planning consent was granted in January 2009 for the erection of three houses under Application Number 113254/007 (Somerset Council). A subsequent Lawful Development Certificate was issued in March 2012 under Application Number 2011/3276, confirming that works had commenced within the allotted 3 years allowed by the planning permission granted in January 2009. As such, planning permission 113254/007 is an extant permission lawful for planning purposes.

TENURE

Please refer to the online legal pack for confirmation.

COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

NOTES

Any items owned by third parties (i.e. scaffolding, storage container etc) are excluded from the sale.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

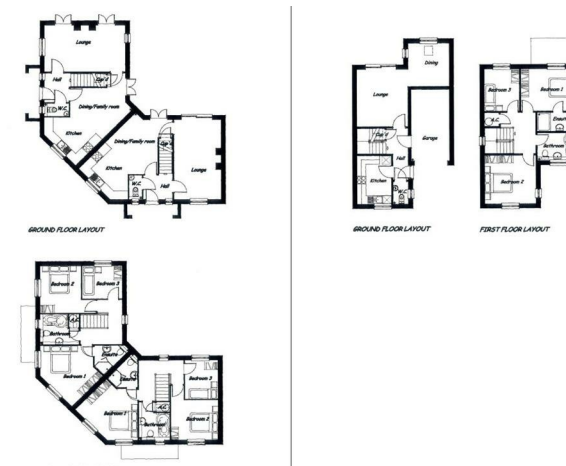
Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



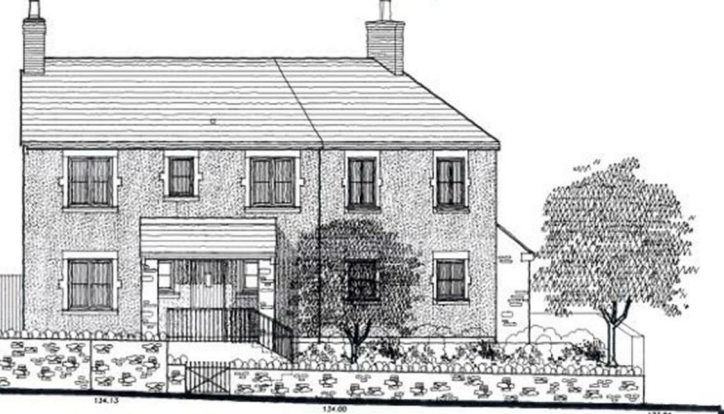


EXISTING PROPERTY 'THE RETREAT' EXISTING PROPERTY 'ASH COTTAGE'



TYPE B PLOT 1

TYPE B PLOT 2



TYPE B PLOT 1

TYPE B PLOT 2

TYPE H PLOT 2

EXISTING PROPERTY 'LAMBROOK'



PROJECT FERN VILLA, THE STREET, CHILCOMPTON

CLIENT FLOWER AND HAYES DEVELOPMENTS
DRAWING STREET ELEVATIONS

DATE NOVEMBER 2008
SCALE 1:100
DRAWN BY S.J.M

DRAWING NO. 1546/09

MENDIP DISTRICT COUNCIL DEVELOPMENT CONTROL
Date Valid 26 NOV 2008
Application No. 118264/007

SIMMONS BUILDING DESIGN
SBD
WHITE LION HOUSE
5A New Street
Wells, BA5 2LA
Tel. 01749 679680
Fax. 01749 679682
admin@sbd-wells.co.uk

ARCHITECTS AND DEVELOPMENT CONSULTANTS

REV.

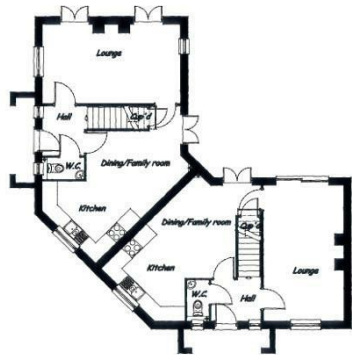
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FERN VILLA, THE STREET, CHILCOMPTON.

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PROPOSED PLANS - HOUSE TYPE B



GROUND FLOOR LAYOUT



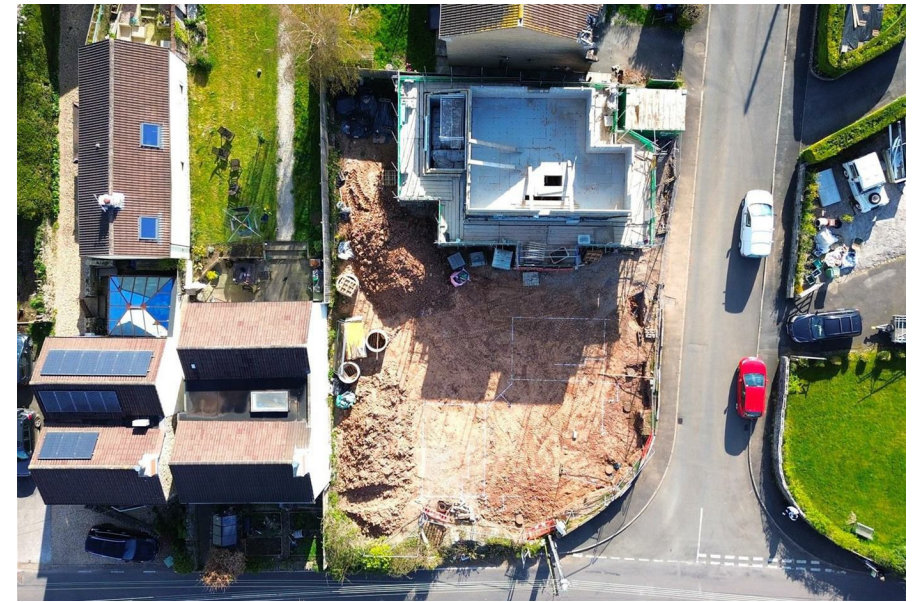
FIRST FLOOR LAYOUT

PROPOSED PLANS - HOUSE TYPE H



GROUND FLOOR LAYOUT

FIRST FLOOR LAYOUT



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