

# 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  
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#### 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 ft<sup>2</sup>) - Lounge, Kitchen/Dining/Family Room, WC, three Bedrooms (master with en-suite) and Bathroom.

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

PLOT 3 - HOUSE TYPE H (992 ft<sup>2</sup>) - 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](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 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

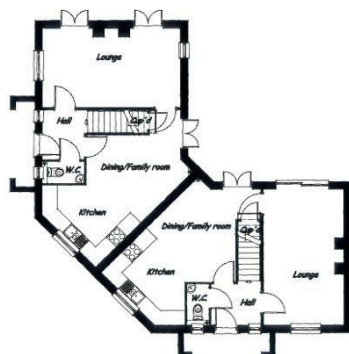
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of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





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

# PROPOSED PLANS - HOUSE TYPE B



GROUND FLOOR LAYOUT

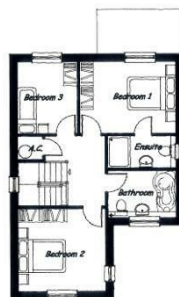


FIRST FLOOR LAYOUT

# PROPOSED PLANS - HOUSE TYPE H



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

