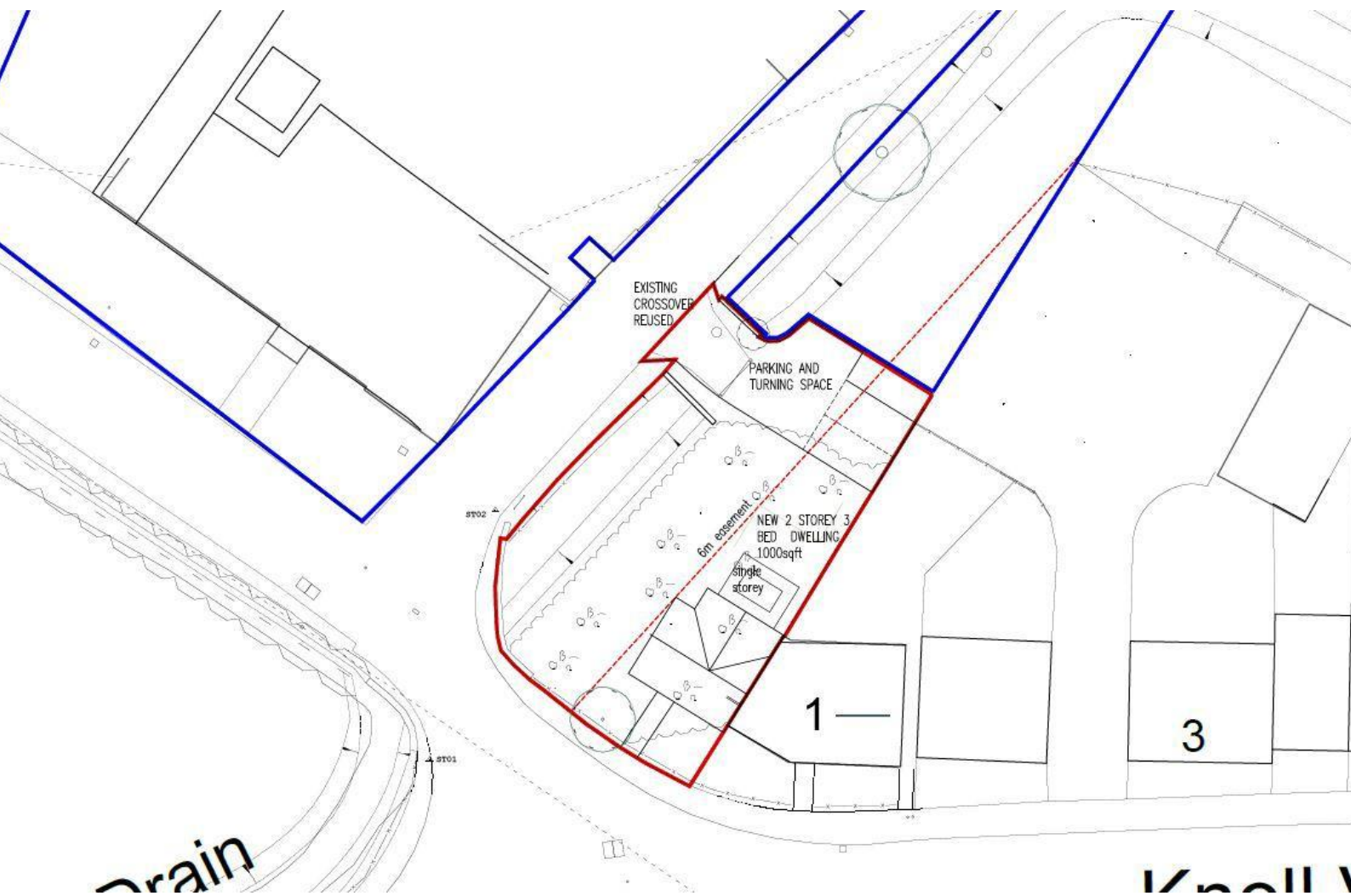


FOR SALE FREEHOLD - £160,000 + VAT
RESIDENTIAL DEVELOPMENT AT BRENT KNOLL INN,
BRENT ROAD, EAST BRENT, SOMERSET, TA9 4JG



- Great commuting links to Bristol and Exeter
- Outline planning consent granted for the erection of a detached 3 bed dwelling
- Ideal plot for self-build
- Affluent village location

Location

The property is located in the small village of East Brent, located close to Brent Knoll. The village is located within 1 mile of the M5 Motorway, which is 5 miles west of Axbridge, in the Sedgemoor district of the county of Somerset. Bristol and Exeter are within an hours drive from the site. The property is immediately surrounded by residential units to the north and to the west of the site. The site also sits within close proximity to the village hall and the Brent Area Medical Centre.

The parcel of land being sold forms part of the pub title which is located adjacent to the Brent Knoll Inn

Outline planning consent has been granted for the following:

Detached	3 bed	1,000 sq ft
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The site represents an exciting opportunity for a self-build plot.

Property Description

Residential self build plot in the village of East Brent.

Tenure

Freehold. The site forms part of the pub's title (ST197928) and will be separated at the point of sale. The demise of the site is shown for guidance purposes on the Site Plan included on page 3 and outlined in red.

Planning & Development

Local Authority

Somerset Council.

Outline planning permission, with some matters reserved, for the erection of 1no. detached dwelling.

Planning Application Ref: 24/23/00002

Highways

Purchasers are advised to satisfy themselves of the specification of the Highways works.

Site Plans and Associated Documents

The site plans and full details of the planning application is available on our data room or can be found on the Council's website.

CIL & S106

We understand that there is no Community Infrastructure Levy payable, but purchasers should rely on their own enquiries.

Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

VAT

VAT is applicable on the sale of the land.

Viewings

The plot can be viewed individually, no viewing appointments is necessary.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

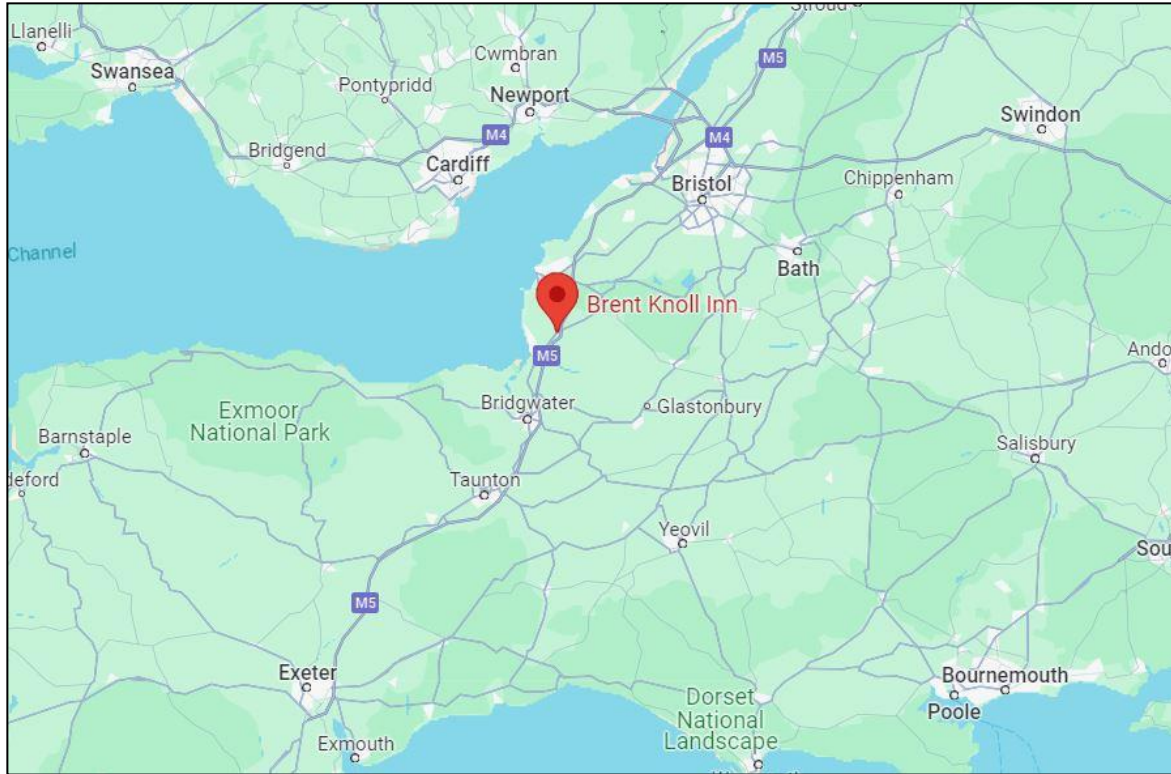


Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk

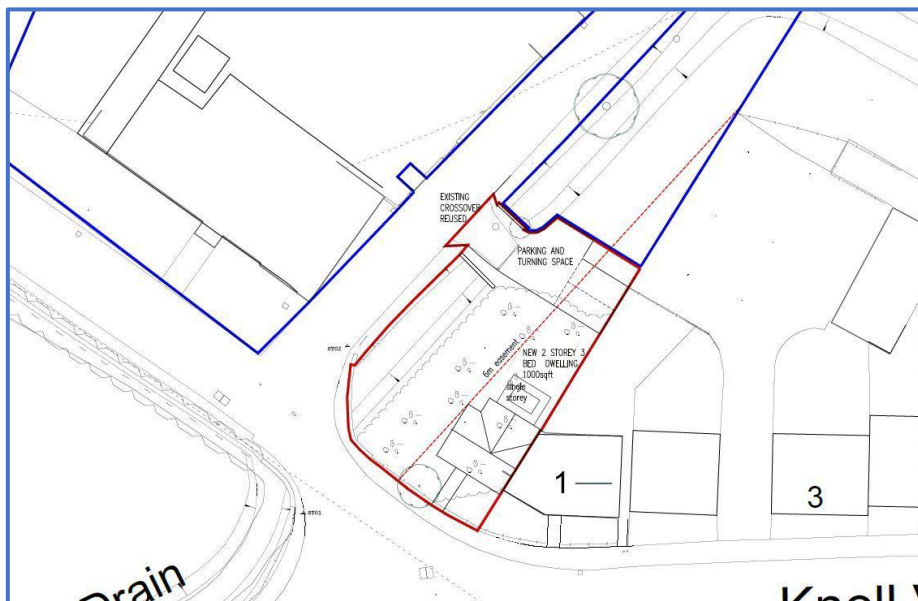


Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtsccommercial.co.uk

Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

