

Land and Property Brokers

www.eveland.co.uk
01749 467009
07968 772751



- **Brownfield site located in the greenbelt**
- **6.3 acres**
- **Rural location**
- **Owners house and lodge**
- **Equestrian property**
- **Ménage, barns & stables**
- **Set in open countryside**

Development site with planning. Benefiting from two planning permissions.

- Outline planning for the redevelopment of the site into 9 new build residential units.
- PIP converting the buildings on site to provide a maximum of 8 residential properties

FOR SALE

**Hartley Wood , King Lane, Clutton,
Bath And North East Somerset, BS39 5QA**



PLANNING

Proposal. Outline application for the erection of 9 residential dwellings with access to be determined and all other matters reserved (resubmission).

Planning Application Reference: 23/04243/OUT

Proposal. A Permission in Principle Planning (PIP) Application for the conversion of the existing barns on site to provide up to 8 residential dwellings

Planning Application Reference: 23/04243/OUT

LOCA PLANNING AUTHORITY

Bath & North East Somerset (BANES)

SERVICES

Prospective purchasers are required to make their own enquires.

TENURE

Freehold with vacant possession

FEES

For the introduction and or negotiation of land or property a fee of 2.5% plus VAT of the contract purchase price is payable on exchange of contracts (minimum fee of £2,500 plus VAT), unless otherwise agreed

Eveland, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Eveland has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard

The property is currently arranged as an equestrian property with owners home which provides good quality accommodation over 260sqm with 4 beds and annex, 3 bedroom lodge 120sqm , stables, two ménages with floodlights and large agricultural barn with hard standing area all set in 6.3 acres with gardens and orchard.