



The Barn, Dallimore Lane, Dean, BA4 4SA

welcome to

The Barn, Dallimore Lane, Dean

Freehold 0.1 acres of land with part converted barn in the hamlet of Dean, Somerset.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





The property is sold as seen on the instructions of the vendors.

The Site

The building plot sits in 0.1 acres. The site is situated on Dallimore Lane, which leads up from a small lay-by separated from the A361 by a strip of grass known by some residents as 'The Banana' because of its shape. Dean is a hamlet of approximately 37 dwellings lying to the north of Cranmore, on the main road from Shepton Mallet to Frome (A361).

Planning

The site has outline planning permission for one dwelling. Under planning application numbers 2104/0339/FUL and 2015/1227/FUL. Both permissions were granted by Mendip District Council on 20th August 2014 and 31st July 2015..

Viewings

Viewings are strictly by appointment however the site can also be viewed from the roadside.

Town & Country Planning

Mendip District Council. Ref: 2104/0339/FUL and 2015/1227/FUL

Services & Tenure

We have not undertaken any specific enquiries of the relevant service companies. It is understood that all mains services are within the vicinity. We are not aware of any diversion works required for any mains utilities.

Method Of Sales

The land is offered for sale by Modern Method of Sale by iamsold. All information relating to the property can be located via the auction site.

Important Notes

Any CIL liability or S106 to be paid by the purchaser.

Local Authority

Mendip District Council (now part of Somerset Council).

welcome to

The Barn Dallimore Lane, Dean, Shepton Mallet

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- An Investment/Development Opportunity
- Part Converted Barn in 0.1 Acres of Land
- Hamlet Position via Shepton Mallet to Frome (A361).
- Outline Planning Permission for One Dwelling

Tenure: Freehold EPC Rating: Exempt

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105901



Property Ref:
WEL105901 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01749 676067



Wells@allenandharris.co.uk



15 Sadler Street, WELLS, Somerset, BA5 2RR



allenandharris.co.uk