



**Plot 2 Denmans Lane, Cannington Bridgwater TA5 2LH**



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**Plot 2 Denmans Lane, Cannington Bridgwater**

A rare opportunity to create your dream home on this inviting self-build plot situated in the picturesque village of Cannington. This generous parcel of land offers an ideal setting any for buyers looking to design and construct a bespoke residence.



### **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.

### **Services:**

Water and sewerage are installed and ready to connect on each plot. Gas and electric within close distance to the plot.

### **Location:**

Nestled in the charming village of Cannington, this plot benefits from a tranquil rural atmosphere whilst being just a stone's throw away from the bustling market town of Bridgwater. Bridgwater offers a wide selection of amenities from supermarkets, eateries, schools, and transport links including the M5 Motorway.

### **Planning Permission:**

There is outline planning permission, Application Number 13/24/00019 for a three-bedroom detached home totalling an approximate floor area of 116 m<sup>2</sup>, plus off-road parking for two vehicles.

Parish/Town Council: Cannington

County Council: Somerset

Proposal: Outline application with all matters reserved, for the creation of 2.no self-build plots.

### **Freehold:**

Will be Freehold.

### **Viewing:**

Strictly by appointment, please call 01823 286161

### **What Three Words:**

W3W: ///reflector.material.hired

### **Guidance:**

Guidance Self-build and custom housebuilding;  
<https://www.gov.uk/guidance/self-build-and-custom-housebuilding>



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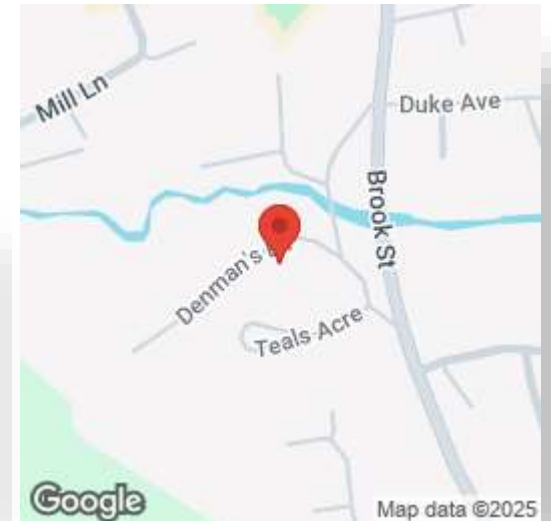
## Plot 2 Denmans Lane, Cannington Bridgwater

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- All Services Connected
- Desirable Village Location

Tenure: Freehold EPC Rating: Exempt

guide price

**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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