



4 x Individual Self Build Plots (fully Serviced)

Hawthorn Hill, East Lambrook, South Petherton, Somerset

4 x Individual Self Build Plots

Hawthorn Hill
East Lambrook
South Petherton
Somerset TA13 5HJ

- Individual Self Build Plots
- Each Fully Serviced Plots
 - 4 No. in total
- Proposed Accommodation:
 - Plot 1 = 244 square metres (GIFA) Guide £235,000
 - Plot 2 = 250 square metres (GIFA) Guide £235,000
 - Plot 3 = 202 square metres (GIFA) £195,000
 - Plot 4 = 202 square metres (GIFA) £195,000
 - All 4 plots set in 1.50/0.61ha in total

Prices From
£195,000 to £235,000
Freehold

Yeovil Sales
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Plot 1



AGENTS NOTES

An opportunity to purchase your own "Self Build Plot" having the benefit of being a fully serviced plot.

Proposed Accommodation:

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Plot 4 =202 square metres (GIFA) £195,000

In order to simplify the infrastructure the current owner is willing to undertake the following enabling works to offer four (4 no.) fully serviced plots:-

1. To create the site entrance, including the bell mouth and the visibility splays, all of which will be subject to a S278 agreement with Somerset CC highways authority.
2. To construct the share surface driveway, which will include a final top coat once all of the works in relation to each plot have been completed.
3. To provide utility connections to the boundary of each property, i.e. under the shared surface to include, electricity, water and telecom ducting.
4. To make a connection to the existing foul sewer and surface water outfalls and lay a new foul and surface water sewer under the shared surface with spur connections to the boundary of each plot
5. To purchase phosphate credits which will eliminate the requirement for a reed bed and allow a direct connection to the existing foul sewer.

FULL Planning Ref: 23/00564/FUL - Valid From 14/03/2023

Hawthorn Hill, East Lambrook, South Petherton, TA13 5HJ has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Plot 2



Plot 3



SITUATION

East Lambrook is a very quiet hamlet a stone's throw from South Petherton, another of Somerset's gems! This residential development site is located in the heart of the popular village of East Lambrook with the church of St James and the Rose & Crown public house.

"East Lambrook Manor Gardens is the iconic and quintessentially English cottage garden created by the celebrated 20th-century plantswoman and gardening writer Margery Fish. It was here that she developed her own style of gardening, combining old-fashioned and contemporary plants in a relaxed and informal manner to create a garden of immense beauty and charm. Renowned as the premier example of the English cottage garden style, the garden is characterised by many winding paths through abundant borders. It has noted collections of snowdrops, hellebores and hardy geraniums and there is an excellent specialist hardy plant nursery. Dogs are welcome in the gardens and Café (on lead) and the Malthouse Café sells hot and cold drinks and cakes."

The nearby village of South Petherton provides an excellent variety of amenities including doctors' surgery, a church, a pub, several eateries including the renowned Holm restaurant, a post office, a delicatessen and various other shops. Major towns within easy driving

distance include the regional centres of Yeovil, Taunton, Crewkerne, Sherborne and Ilminster, all of which have an excellent variety of shopping, educational and recreational facilities.

Communications nearby include the A303 to the south at South Petherton which provides a fast route to London/Home Counties on the A303/M3/M25. There are also mainline railway stations at Yeovil and Crewkerne with a service to London (Waterloo), and Taunton (Paddington). The area is also well served by independent schools at Millfield, Bruton, Hazelgrove, Sherborne and Perrott Hill. Sporting facilities in the area include golf at Windwhistle, Sherborne, Taunton and Yeovil, water sports are available on Sutton Bingham Reservoir near Yeovil and horse racing is available at Taunton, Bath, Wincanton and Exeter.

DIRECTIONS

What3words:

///firework.lyrics.votes

Plot 4



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