



Building Plot at





# Building Plot at

Haselbury Plucknett, Somerset, TA18 7PE

Crewkerne and Train Station 3 miles. Yeovil 7.5 miles. Jurassic coastline 15 miles.

A rare opportunity to acquire a building plot with outline approval for a detached dwelling, situated on the outskirts of this sought after village and set within 3.07 acres.

- Building Plot
- Outline Planning for a Detached Dwelling
- Grounds of Approximately 3 acres
- For Sale By Private Treaty
- Edge of Village Location
- Delightful Country Views
- Useful Range of Outbuildings
- Additional 3.2 acres of adjoining land available by separate negotiation

Guide Price £350,000

## SITUATION

The building plot is situated on the eastern outskirts of this popular village, which lies close to the Somerset/Dorset border. It is located within an area known as Claycastle and is surrounded by open countryside. The market town of Crewkerne is within 3 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a Waitrose supermarket and a mainline railway station to Exeter and London Waterloo. Road links are also excellent with the A30 being within 1 mile and the A303 within 5 miles. The Jurassic coastline is also within easy reach with West Bay being approximately 15 miles south of the land.





## DESCRIPTION

This building plot provides an excellent opportunity to construct an individually designed property in a beautiful edge of village location benefitting from good road access, extensive grounds of 3.07 acres, which is level in nature and bounded by natural hedgerows and is tree lined providing much privacy. Within the grounds can be found a Menage, together with a useful timber, open fronted and versatile stable block, measuring approximately 60ft x 15ft, together with an adjoining timber shed measuring 15ft x 9ft 4'

## PLANNING

Outline planning permission was granted for the erection of a detached dwelling under application number 22/02628/OUT and is dated 15th January 2024. Local authority; Somerset Planning, County Hall, Taunton, TA1 4DY.  
WWW.somerset.gov.uk. Telephone: 0300 123 2224

## SERVICES

Metered mains water is onsite. Electricity is located close by. Drainage will be via a treatment plant.  
All interested parties should investigate with the relevant authorities.

## VIEWINGS

Strictly by appointment through the vendors selling agents, Stags, Yeovil office. Telephone 01935 475000.

## DIRECTIONS

From Yeovil travel west on the A30 towards Crewkerne and after passing through East Chinnock, turn left into Haselbury Plucknett on the A3066 towards Bridport. Continue along here and at the grass triangle turn left towards Hardington and proceed along Claycastle. On leaving the village, immediately after the 30 mph speed sign, the entrance to the building plot will be seen on the left hand side, clearly identified by our For Sale board.

## FLOOD RISK STATUS

Very low risk (environment agency)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or acceptance. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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