

Plot 1 to the rear of 14 Channells Lane

Plot 1 to the rear of 14 Channells Lane, Horton, Ilminster, Somerset, TA19 9QL



The Five Dials, Horton 0.2 miles. Ilminster 2.9 miles A303 1.6 miles. Taunton 10 miles.

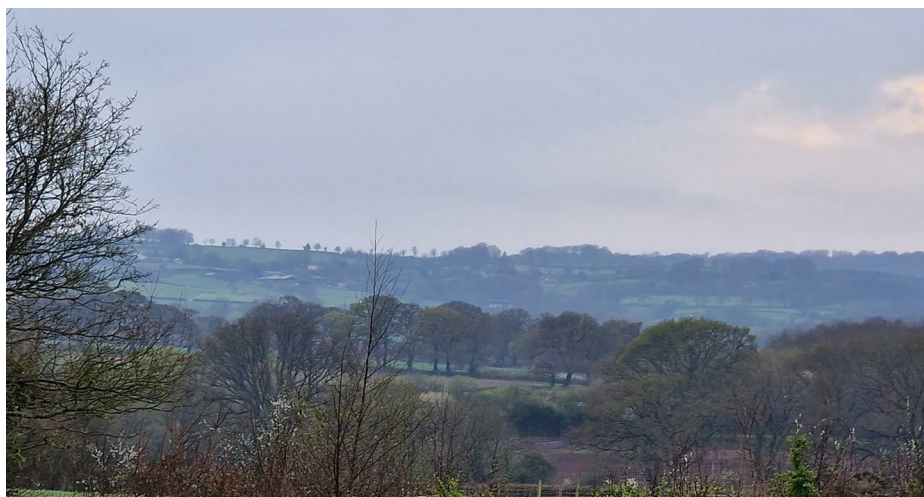
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A Rare Opportunity to purchase one of two Building Plots with outline planning consent for a detached property, located on the edge of this popular village with views towards the Blackdown Hills.

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- Sought after village location
- Building plot with outline planning consent
- South West facing gardens
- Views towards the Blackdown Hills & within an easy drive of the Jurassic coast
- Off road parking and garaging provision
- Walking distance of an excellent pub, village shop and village amenities
- Freehold

Guide Price £160,000



### SITUATION

The building plot is located at the head of a quiet cul-de-sac and behind 14 Channells Lane (property to be demolished) on the edge of the sought after village of Horton; they back onto fields with views to the Blackdown Hills. The Village is well served with a superb local pub/restaurant, village shop, Church, Village Hall with nearby Doctors Surgery and Primary School. The town of Ilminster provides further facilities and there is easy access via the A358 and A303 to Taunton and Yeovil with mainline railway stations and links to London. The Jurassic coast is 17 miles away at Lyme Regis.

### DESCRIPTION

We are delighted to bring this building plot to the market with outline planning permission. As a whole the site has permission for 3 plots, one being retained by our Clients for their own occupation. Permission has been granted to demolish the End of Terrace property known as 14 Channells Lane to allow for access into the site and our Vendors will be covering the cost for this work. The plot has the benefit of facing South West, with generous gardens, off road parking and garaging. Plot 1 with detailed planning will have stone elevations and this small exclusive development is a rare find in such a desirable area.

### PLANNING

The Planning was originally granted under application No: 21/03056/HYBRID dated 16th October 2024. There are a number of conditions that will be discharged and our Vendors are in the process of working through these.

### SERVICES

Mains water is on site but new supplies will be required for each property, of which costs will need to be confirmed following a site visit and quoted from Wessex Water.

Mains Drainage is connected to the rear of the existing property which all 3 properties can use.

Electricity is on site but all 3 properties will require new supplies. This cost would be split equally between the 3 properties and is subject to a site visit and final quote from Western Power.

All interested parties should make their own enquires prior to purchase.

### OTHER CONDITIONS

Please note there will be a shared cost for the construction of the access road into the site between the three properties.

### PHOSPHATE CREDITS

The phosphate credit purchase will cover the entire site and this will be the responsibility of the Vendor.

### CIL PAYMENTS

The CIL payment per plot are the responsibility of the buyer.

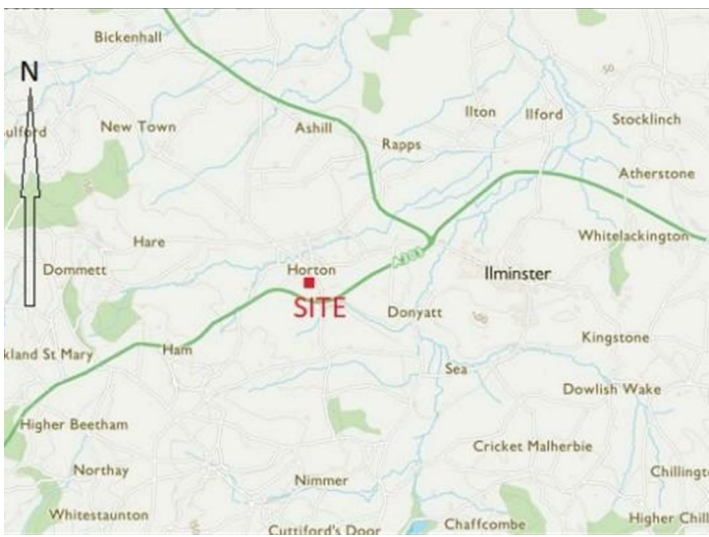
Self build exemption may be available please enquire with the council.

### VIEWINGS

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

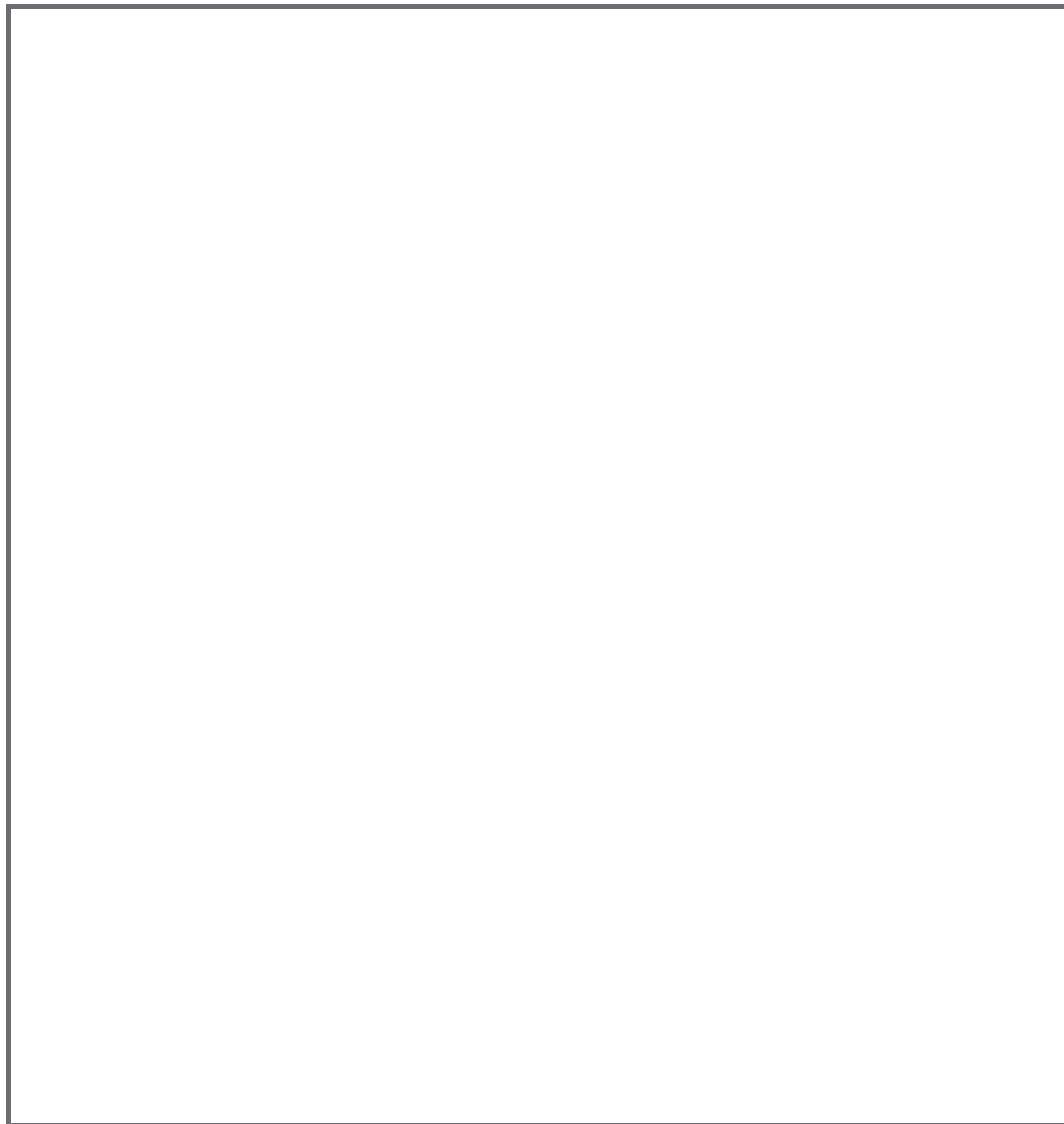
### DIRECTIONS

From Southfields Roundabout proceed in a Westerly direction into Horton where you will find The Five Dials pub on your righthand side. Turn immediately left into Pottery Road and take the 2nd turning right into Channells Lane. The plot is behind no 14 identified by our For Sale Board.





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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 contract. 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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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