



East Coker Building Plot



Yeovil 3 1/2 miles. Crewkerne 6 miles.
Sherborne 8 miles.

A rare opportunity to acquire a single building plot with full planning consent for the erection of a three bedroom detached cottage, situated in the heart of this sought after village.

- Sought After Village Location
- Single Building Plot with Full Planning Consent
- Detached Hamstone Cottage
- Three Bedrooms
- One En Suite and Family Bathroom
- Quiet No-Through Road
- Off Road Parking and Gardens
- Walking Distance of Public House/Restaurant and Church
- For Sale By Private Treaty
- Freehold

Offers In Excess Of
£125,000

SITUATION

The building plot is situated within a quiet no-through lane yet close to the heart of this sought after conservation village. Within the village is a superb restaurant/public house, church and nearby primary school and café. For day-to-day needs Yeovil is within 3 1/2 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

The building plot provides an excellent opportunity to construct an individually designed property with off road parking and adjoining gardens, quietly tucked away in the village. The property will be constructed of natural hamstone with some natural elm cladding and set beneath a heritage rosemary clay tiled roof. The chimney will be brick, together with timber casement windows and timber doors. Proposed accommodation comprises; ground floor entrance hallway, cloakroom, lounge/dining room, kitchen and utility room. First floor accommodation comprising; landing with airing cupboard, three bedrooms, one with an en suite bathroom together with a family bathroom. Outside there will be off road parking together with attractive gardens on three sides, which are already naturally hedged.

PLANNING

The planning was originally granted under application no 19/01317/FUL dated the 20th August 2019 with a further application no 20/03482/COL dated the 25th February 2021

confirming that the completed access constitutes a lawful start to the development approved under 19/01317/FUL. Updated planning 24/00147/S73A.

SERVICES

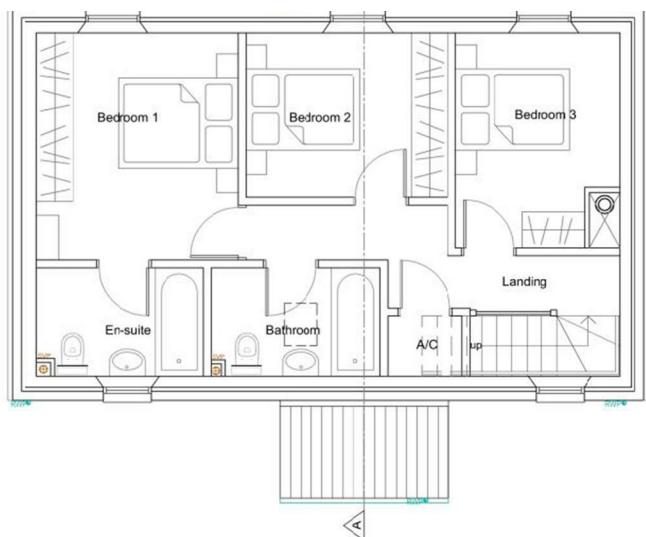
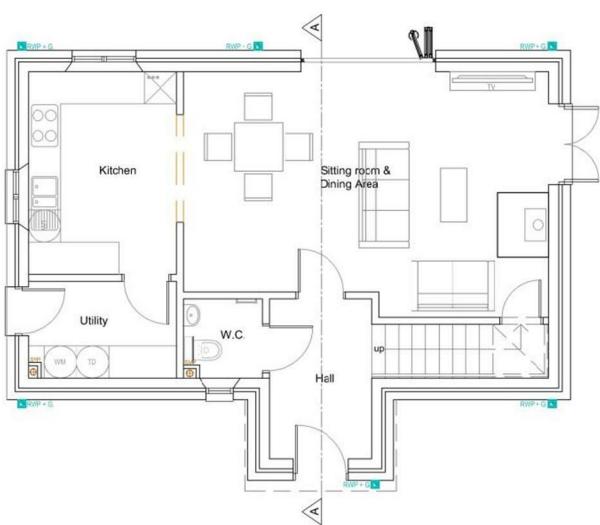
It is believed that mains water is in the road, BT and electric are also on or adjacent to the property. Sewerage will be a pumped sewage pipe up the lane to connect to the main sewer in the village High Street. (Further information will be provided upon request)

VIEWINGS

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

DIRECTIONS

On entering East Coker head towards the centre of the village passing the church on your right hand side. At the Helyar Arms public house/restaurant turn left into Moor Lane whereupon the site will be seen a short distance along on the left hand side, clearly identified by our For Sale board.





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	Prospect
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
70-79	C		
55-69	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	2009

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