



Golden Gate



Wellington/M5 (J26) 7 miles Taunton 14 miles

A rare opportunity to purchase this development opportunity with rural views and paddock.

- Development Opportunity
- Building Plot
- Full Planning Permission
- Rural Views
- Paddock
- Set in 3.55 Acres
- Freehold
- Council Tax D

Guide Price £375,000



SITUATION

Golden Gate is positioned on the Somerset/Devon border, one mile west of the small village of Ashbrittle. The village of Appley is 2.5 miles to the east and has a primary school, village store/post office and The Globe Inn, a popular public house.

The towns of Wellington and Tiverton are both within 8 miles and provide a wide range of shops and supermarkets, including a Waitrose at Wellington, together with schools for all ages including Wellington School and Blundells Public School at Tiverton. There is access to the M5 at Junction 26 near Wellington and also Junction 27 within 6.5 miles.

The county town of Taunton is within 14 miles where mainline rail services are available and also at Tiverton Parkway, 6.5 miles.

DESCRIPTION

A rare opportunity to purchase this development opportunity, which has planning permission in place to provide a two storey, three bedroom property with the original dwelling being demolished. Set within its own plot and paddock and extends to 3.55 Acres. Located on the edge of Ashbrittle with far reaching rural views.

ACCOMMODATION

Currently the property is uninhabitable and the current construction type is unverified, internal inspection is not possible due to safety. Please note this is being sold as a building plot, the current planning permission includes a entrance hall, leading to a sitting room with dual aspect. A door leads to the master bedroom with the benefit of an en-suite. Off the sitting room is an inner hall giving access to bedroom 2, again with dual and taking advantage of the rural views. Family bathroom. Spacious kitchen/dining room and useful conservatory. Stairs will descend to the lower ground floor landing with access to bedroom 3.

Full plans are available on the Somerset west and Taunton Planning Portal under reference 01/23/0008

OUTSIDE

The current property is located in the centre of

the plot, on an elevated position overlooking the surrounding fields. The property is approached via a five bar gate with parking for several cars. To the side of the current driveway are a number of outbuildings and storage sheds. There is an expanse of lawns to the rear and side with established flowers, shrubs and hedging and a static home. The gardens wrap round the property, with a further storage shed. The gardens are enclosed by fence and hedge boundaries.

Further paddock adjoins the property, extending in total to around 3.55 acres.

SERVICES

Mains water is connected, mains electricity is currently connected to the pole at the entrance drive. Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From junction 26 of the M5 motorway head towards Wellington and at the roundabout with the A38 take the first exit signposted Exeter. At the next roundabout follow the signs again to Exeter passing the Beambridge Hotel on your left hand side and continue up Whiteball Hill. At the top of the hill turn right signposted Greenham, Ashbrittle and Holcombe Rogus. Continue on this road passing through the village of Greenham and onto Appley Cross where the post office/stores will be seen on the left hand side. Continue through Tracebridge into Ashbrittle, continue through the village bearing right signposted to Stawley and on descending the hill turn left at the sawmill and the property will be found after a short distance on the right hand side.

WARNING

Land and Buildings can be dangerous places. Please take care when viewing the property, particularly in the vicinity of building.





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.



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