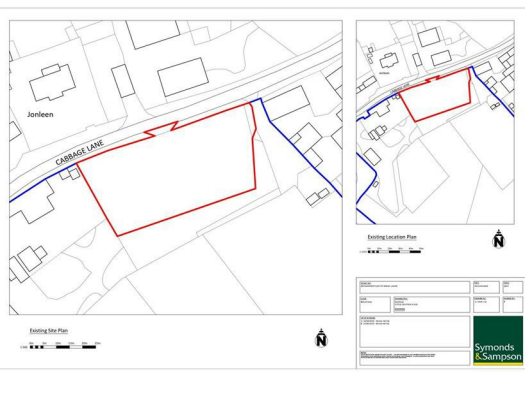
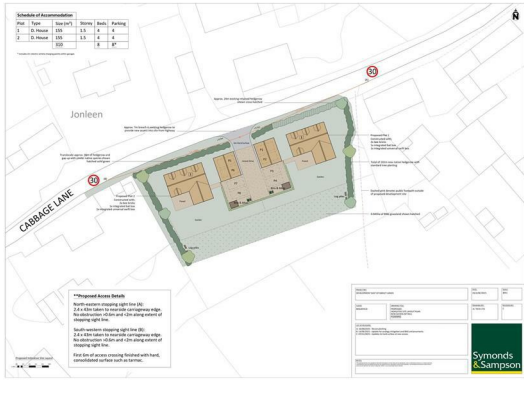








Plot 1, Land adjacent to Barley Lands, Cabbage Lane, Horsington, Templecombe, Somerset, BA8 0DA

An opportunity to build a bespoke 4 bedroom home in a 0.33 acre plot on a country lane with outline planning permission. Countryside views, double garage, private parking, and easy access to Templecombe, Sherborne, and Wincanton make this an ideal rural yet well-connected setting. Permission is for self or custom build - purchaser.

- 0.33 acre building plot
- Large south facing garden
- Quiet lane
- Outline PP for detached 4 bedroom house
- Superb views
- No onward chain

Guide Price £225,000

Freehold

THE PLOT
Situated on Cabbage Lane, a quiet and picturesque country lane on the edge of the sought-after village of Horsington, nestled in the heart of the Blackmore Vale. The plot enjoys a peaceful rural setting with fine southerly views across unspoilt countryside, yet remains conveniently located for access to nearby amenities. There is potential to purchase additional land for garden extension.

SITUATION
The village of Horsington offers a strong sense of community and includes a well-regarded primary school, parish church, and a popular village pub. The neighbouring village of Templecombe provides everyday facilities including a local shop, doctors' surgery, and a mainline railway station with regular services to London Waterloo, making the location ideal for commuters.

The nearby towns of Wincanton and Sherborne offer a broader range of shopping, leisure, and schooling options, with Sherborne in particular renowned for its historic abbey, independent shops, and highly regarded schools. Road links are excellent, with access to the A303 just a short drive away, connecting to the M3 and London.

PLANNING PERMISSION
Outline planning permission was granted on 4th June 2026 for the erection of two dwellings with some matters reserved for access. Intended purchasers should refer to Somerset Council's planning portal - application number 25/02706/OUT.

Please note the following - The development subject to the application shall consist only of self-build or custom house building and Custom House Building Act 2015 (or any legislation amending or updating that definition). Following construction, the commissioning or building household will occupy the plot as a principal residence for minimum of three years. Prior to first occupation the development hereby approved at least one 16amp electric charging point for electric vehicles shall be installed.

DIRECTIONS
What3words ///surprises.agrees.essay

SCHEDULE OF ACCOMMODATION
Plot one is a detached house of 155m sq (1668 sq ft) over 1.5 storeys with four bedrooms.

SERVICES
No mains services are currently connected. Mains water and electricity are nearby.

VIEWING ARRANGEMENTS
By appointment with Symonds & Sampson Sturminster Newton office.



STU/GWB/0726

01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR

Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.