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			Planning

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Mill Farm Barns, Tuckers Lane, Baltonsborough, Glastonbury, BA6 8RH :: 1 01459 445100 :: info@orme-architecture.com

## Land at South Cheriton, Lower Road, South Cheriton, Templecombe, Somerset BA8 0BN

An edge of village development site with outline planning permission for four dwellings.

- Peaceful location on the edge of the village
- Ideal opportunity for developer or private builder
  - Lovely surrounding countryside
- Rural yet accessible location close to Wincanton
  - Excellent road links via A357 / A303
  - Sought after South Somerset village

Guide Price **£450,000**

Freehold

## SITUATION

South Cheriton lies approx. 7 miles east of Sherborne and approx. 3 miles south of Wincanton in the Blackmore Vale. The village benefits from a public house, church and garage. Sherborne and Wincanton are both easily accessible providing an excellent variety of shopping, educational, recreational as well as cultural facilities. Communication links in the area with main line station from Sherborne or Templecombe to London Waterloo. The A303 trunk road which links the South West London and Home Counties (via the M3/M25) is accessed at Wincanton. The village has lovely walking and riding country on the doorstep and the area is also well served by a good range of independent and state schools.

## PLANNING PERMISSION

Outline Planning Permission was granted by Somerset Council on 11th December 2025 with matters reserved, for the erection of four dwellings, formation of access and associated landscaping.

Please refer to Somerset Council's Planning Portal - with reference number 25/01615/OUT - where all matters and associated drawings can be viewed.

Design and access statement available at <https://ssdc.somerset.gov.uk/civica/Resource/Civica/Handler.as?cd=inline&pdf=true&docno=13285919>

Plot 1 - Detached bungalow - approx 1356 sq ft / 126m<sup>2</sup> + double garage and parking.

Plot 2 - Detached house - approx 2690 sq ft / 250m<sup>2</sup> + triple garage and parking.

Plot 3 - Detached house - approx 2690 sq ft / 250m<sup>2</sup> + triple garage and parking.

Plot 4 - Detached bungalow - approx 1517sq ft / 141m<sup>2</sup> + double garage and parking.

Total developable area - approx 1.1 acres.

## DIRECTIONS

What3Words///widen.custodial.vintages

## SERVICES

All services will need to be connected by the purchaser.



STU/GWB/0226/0426



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