

estate agents **auctioneers**



Stonehouse, Kenn Street, Kenn, North Somerset, BS21 6TN
Guide Price £478,000

Hollis Morgan – A Freehold STONE FARMHOUSE now in need of MODERNISATION with 2.36 acre PLOT and DEVELOPMENT POTENTIAL for 2 x NEW BUILDS stc

- FREEHOLD
- SEMI DETACHED
- STONE FARMHOUSE
- COMPLETE MODERNISATION
- 2.36 ACRE PLOT
- 2 X NEW BUILDS
- BUILDING PLOT TO SIDE
- SUBJECT TO CONSENTS
- RURAL LOCATION
- HUGE POTENTIAL

THE PROPERTY

ADDRESS | Stonehouse, Kenn Street, Kenn, North Somerset BS21 6TN

A Freehold semi detached stone farm house (1114 Sq Ft) with accommodation arranged over two floors. The property occupies a mature 2.36 Acre plot with vehicular access and off street parking. Please note the property has been unoccupied for circa 25 years. For clarity the lot includes parts A,B & C on the plan and NOT part D | There is no right of way for part D over A, B & C. Sold with vacant possession

Tenure - Freehold
Council Tax - G
EPC - D

THE OPPORTUNITY
FARMHOUSE FOR MODERNISATION

The property now requires complete modernisation but has scope for a fine family home with extensive gardens in this sought after location just moments from the sought after seaside town of Clevedon. There is potential to extend the property to both the side and rear plus into the attic subject to gaining the necessary consents. We understand the property is not listed.

DEVELOPMENT | 2 X NEW BUILDS

We understand that in 2000 the vendor successfully applied for planning permission (00/P/0156/O) for two residential semi-detached cottages. We are informed the concrete footings were started and reserved matters (03/P/0369/RM) submitted in Feb 2003. We are unable to confirm if the consent is deemed live or extant - Interested parties must make their own investigations.

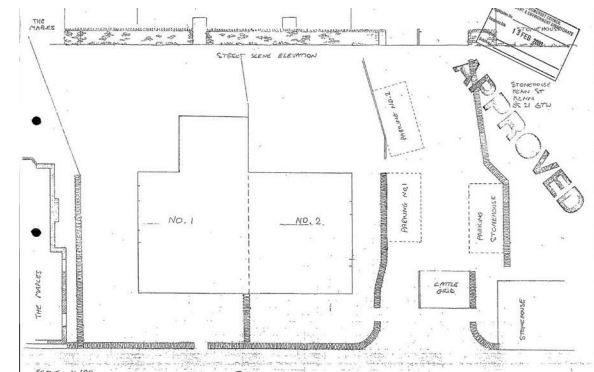
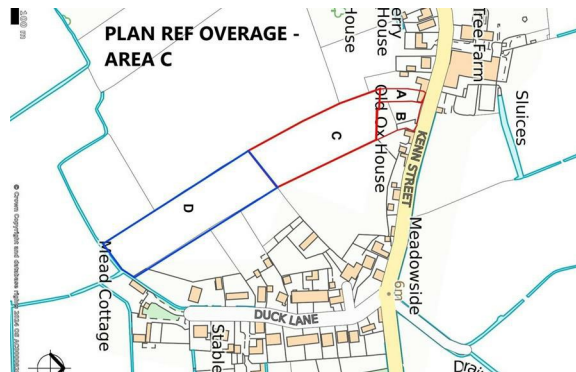
00/P/0156/O | Erection two semi detached cottages with garages

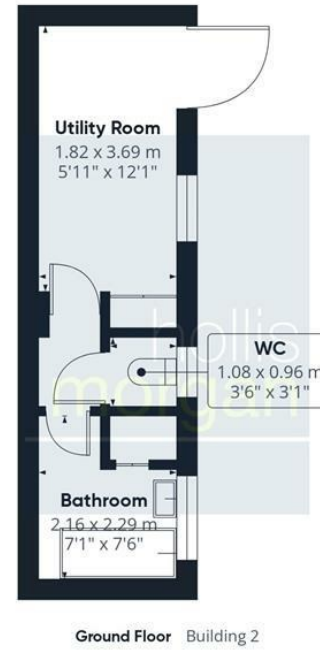
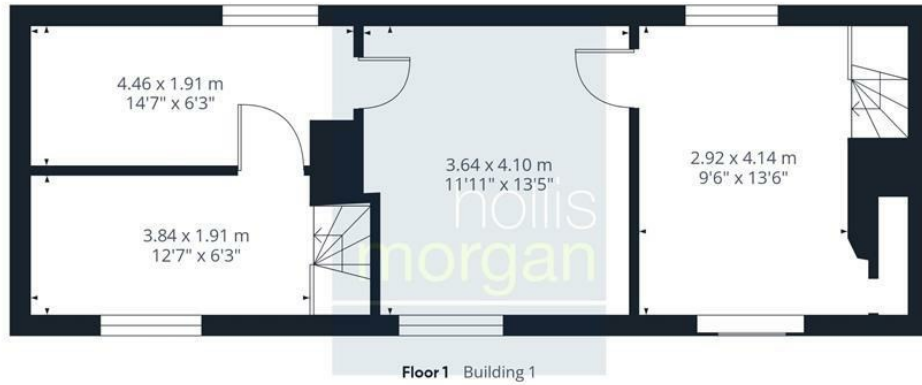
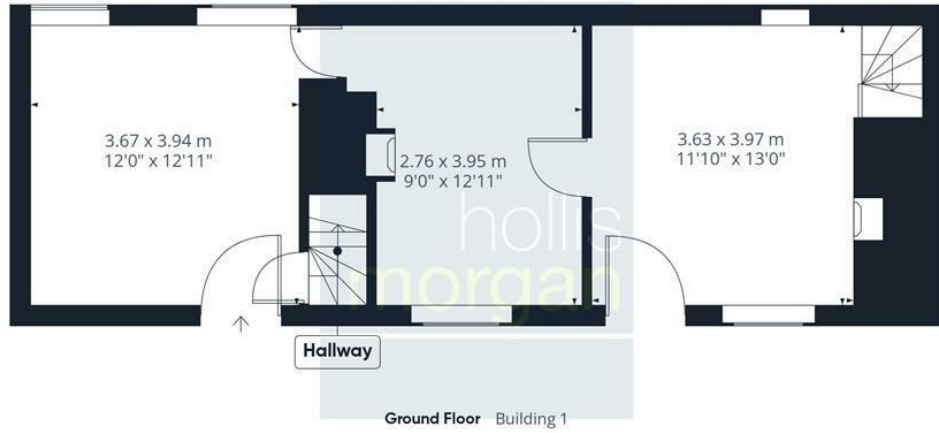
03/P/0369/RM | Submission of reserved matters for external appearance, landscaping and design for the erection of 2 semi-detached cottages pursuant to Outline Planning Permission no. 00/P/0156/O.

OVERAGE - REAR GARDEN

We have been informed that the area identified Plan Ref. C & D (please refer to plan in details - we understand the overage does not include parts A & B) is subject to an overage agreement which will be triggered if Planning permission (in outline or full) is granted in respect of the whole or part of the Property (with the exception of buildings used for agricultural purposes) or, permission is given to breach/ discharge/ modify or release any restrictive covenant that the Property was subject to at the time of the Deed of Partition dated 13 March 2000. The overage agreement will last for a period of 40 years (expiring 31 March 2040). Payment following a triggering event should be made within 12 months immediately following the grant of any permission.

Please refer to online legal pack for further details.





Approximate total area^m

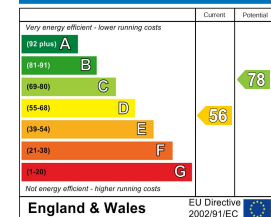
103.5 m²
1114 ft²

(1) Excluding balconies and terraces

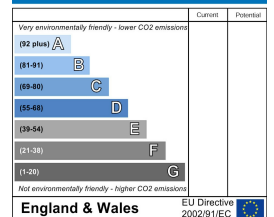
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



hollis
morgan
