



Plot 2 at 14, Channells Lane, Horton, Ilminster, Somerset TA19 9QL

FOR SALE BY INFORMAL TENDER - 12 NOON ON FRIDAY 5TH JUNE 2026
SYMONDS AND SAMPSON, 21 East Street, Ilminster TA19 0AN

A rare opportunity to acquire one of two building plots with outline planning permission forming part of an established garden, adjoining a long-held private residence.

- Opportunity to purchase one of two building plots
 - Outline permission already granted
 - Tucked-away position off no-through road
- Of interest to self-builders or developers
- Full permission pending for detached four bedroom houses
 - Popular and accessible village

Guide Price **£125,000**

Freehold

THE PROPERTY

A rare opportunity to acquire one of two building plots with outline planning permission forming part of an established garden, adjoining a long-held private residence. In total, the land including the existing dwelling and proposed access road extends to 0.6 acres (0.24 hectares) of which the vendor will be retaining one plot for their own self build (Plot 1) and will also be retaining responsibility for the demolition of the existing dwelling which can be at an agreed time post completion.

Plots 2 & 3 are available singly and may be of more interest to self-builders or jointly for those looking for a development project.

Plot 2 is approximately 341 square metres - 0.08 acres (0.03 hectares)
Plot 3 is approximately 467 square metres - 0.12 acres (0.05 hectares)

The site is currently used as garden and forms part of the wider residential curtilage of the main house, which will be demolished upon the sale of the land, at an agreed timescale.

The existing property and garden has been in the same ownership for over 10 years and offers purchasers the opportunity to create a bespoke home, alongside the current vendors who will be doing the same on Plot 1 and already have full planning permission granted for their own home. Costs for elements such as connection to mains services including Wessex Water Western Power and Open Reach have been obtained and the vendor is happy to split these costs equally between their retained plot and the two offered for sale.

The vendors are in the process of applying for full planning permission for plots 2&3 for two detached 4-bedroom houses. This will allow new owners a head start on the planning process with the option to amend these plans should they wish at a later date.

PLEASE NOTE - VIEWINGS ARE STRICTLY BY APPOINTMENT AS THE PLOTS ARE CURRENTLY INACCESSIBLE WITHOUT ACCESS VIA THE OWNERS PRIVATE RESIDENCE

SITUATION

The plots are situated in a tucked-away position off a no-through road within Horton. The village lies adjacent to the village of Broadway and both villages have a good range of facilities. Each village has a thriving pub and for families there are two playgrounds, a pre-school and the well respected Neroche Primary School in Broadway. There is a post office in Horton, and a great range of clubs and societies including a thriving cricket club for those who like to get involved. There is also an NHS medical centre within Broadway. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials. The village lies within a short drive of excellent road links including the A303 / A30 to the west and the A358 connecting to the south coast and to the north the M5 at Taunton.

DIRECTIONS

Plot 2
What3words///poetry.shipped.gazed

Plot 3
What3words///pats.roughest.develops



PLANNING

Please refer to application numbers 21/03056/HYBRID AND 25/01539/S73 on the Somerset Council Planning Portal for the full details. Please refer to application numbers 21/03056/HYBRID AND 25/01539/S73 on the Somerset Council Planning Portal for the full details.

SERVICES

The vendors have already negotiated with Western Power, Open Reach and Wessex Water in relation to these connections. It is proposed that the properties will have air source heat pumps.

Superfast broadband is available in the area. There is mobile coverage, please refer to Ofcom's website for detailed information.

SOLICITORS

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MATERIAL INFORMATION

Local authority - Somerset Council

The vendors are currently negotiating regarding CIL payments which we understand some self-builders may be exempt from, subject to certain conditions.

The full conditions for the grant of planning permission can be viewed on the online documents via the Somerset Council Planning Portal. The vendor is happy to share contact details for their archaeologist who created the WSI document for the site. The vendors are in the process of dealing with the bat-lighting design for the whole site including plots 2 & 3. The Phosphate Allocation Certificate has already been provided to Somerset Council and can be supplied to any buyers.

Please note, an application has been made for development of the field to the west of these plots. This decision is currently pending reference 25/02726/OUT.

PLEASE NOTE - ALL INFORMAL TENDER BIDS MUST BE SUBMITTED ON OUR INFORMAL TENDER FORM WHICH IS AVAILABLE UPON REQUEST FROM OUR OFFICE



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