

estate agents **au**ctioneers

hollis
morgan



Building Plot @ North End, Creech St Michael, Taunton, TA3 5EB
Guide Price £75,000

Hollis Morgan – LAND AND DEVELOPMENT - A Freehold BUILDING PLOT (0.18 Acres) with PLANNING GRANTED to erect a 3 BED DETACHED HOUSE (1130 Sq Ft) with PARKING | GARAGE | GARDENS

- FREEHOLD BUILDING PLOT | 0.18 ACRES
- PLANNING GRANTED
- DETACHED 3 BED HOUSE | 1130 Sq Ft
- FREEHOLD DEVELOPMENT LAND
- ATTRACTIVE SEMI-RURAL LOCATION
- SUBSTANTIAL SINGLE DWELLING
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS

THE PROPERTY

A Freehold agricultural building occupying a plot of 0.18 acres with vehicular access from North End road.
Sold with vacant possession

Tenure - Freehold

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

**THE OPPORTUNITY
BUILDING PLOT | PLANNING GRANTED**

Planning (14/25/0029) has been granted to demolish the existing building and to erect a Freehold 3 bedroom detached house (1130 Sq Ft) with parking and garden.

PLANNING DETAILS

Somerset Council - 14/25/0029
TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
Proposal: Demolition of agricultural building and erection of 1 No. dwelling with associated works including vehicular access, parking, drainage works and landscaping at the agricultural barn, North End, Creech St Michael
Somerset Council under the above Act hereby GRANT PERMISSION for the above development.

PROPOSED SCHEDULE OF ACCOMMODATION

Ground Floor – Entrance Hall | Reception Room | Kitchen | Bedroom 2 | Bedroom 3 | Shower Room
First Floor - Bedroom 1 | En Suite | Dressing Room
Outside – Garden | Garage | Parking

LOCATION

The plot lies within the sought-after village of Creech St Michael. The village can be found about four miles from the County town of Taunton. Within the village there are a wide range of facilities including a convenience store, public house, vets, Primary school and medical centre. Taunton, offers an excellent range of shops, restaurants and sports facilities as well as being the home for Somerset County Cricket and there is racing at Taunton Racecourse. The area benefits from excellent transport links from the M5 being close by, making commuting and exploring the area very easy. There are superb walking and riding opportunities in the local area and easy access to the Quantock, Blackdown and Brendon Hills. Taunton has a mainline railway station with fast links to the rest of the country.

SOLICITORS & COMPLETION
TBC

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

LEGAL PACK COMPLETE

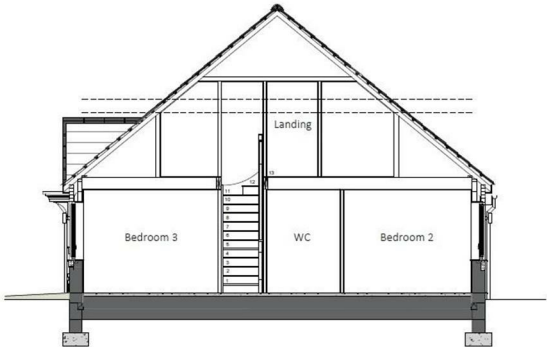
We have been informed by our client’s solicitors that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be automatically notified by email.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

IMPORTANT AUCTION INFORMATION
VIEWINGS | [///bravo.fools.tallest](#)

Please submit a viewing request online and we will contact you to organise an appointment.
We will send you an email and text to confirm the appointment time and the full property address.





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