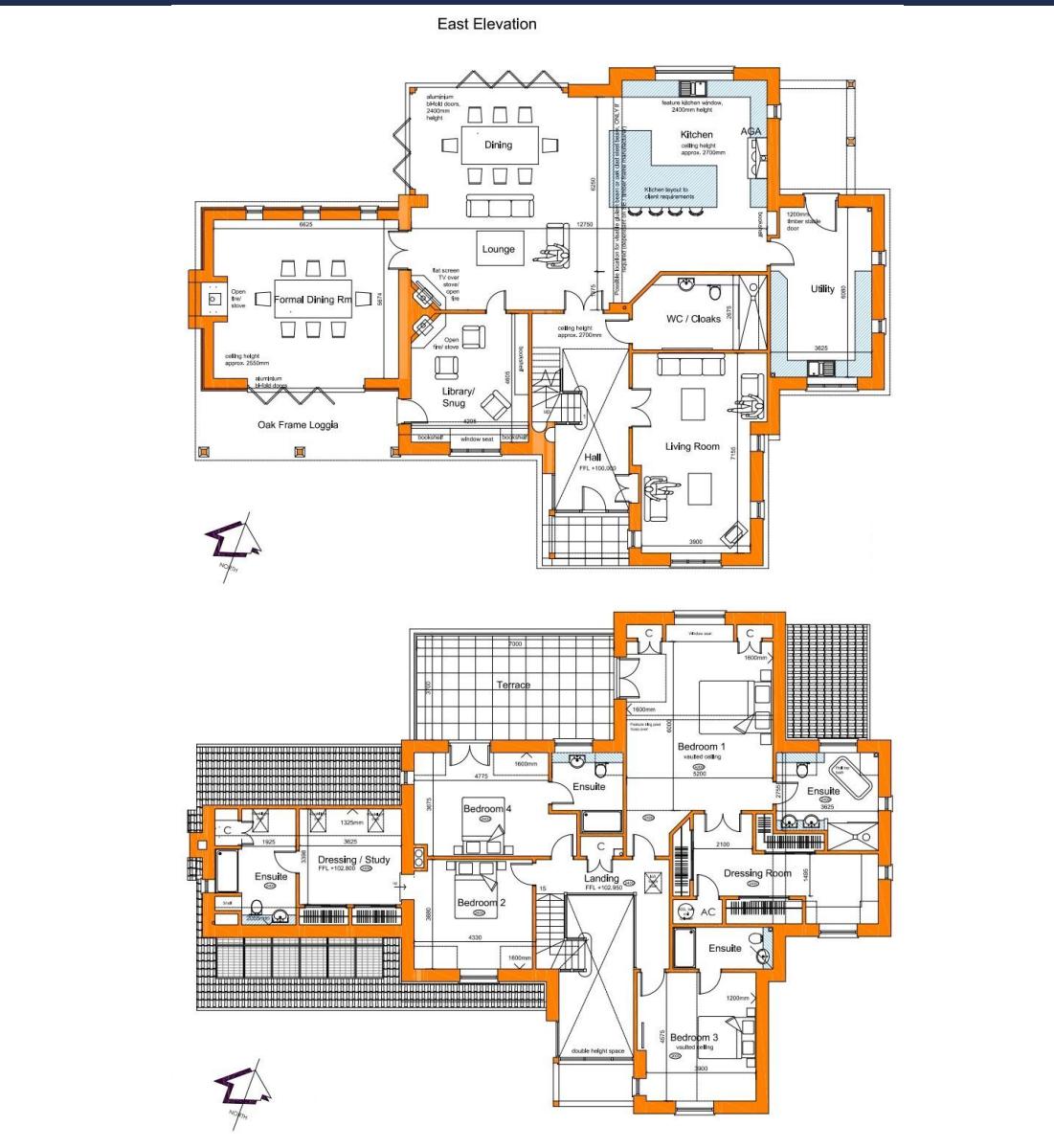


**Rogers**  
& COMPANY

# Building Plot The Old Dairy Chel Lynch Doulting Shepton Mallet BA4 4PY

Guide Price £650,000

An extremely unique opportunity to purchase a substantial building plot with an adjoining paddock, totaling 4.4 acres. Nestled amongst beautiful countryside along a secluded private track off a quiet country lane, prospects like this seldom exist, let alone offered for sale. You could create your idyllic country residence, alongside any type of menagerie or horses should you desire (any building and keeping of animals, would be subject to all the relevant and necessary consent). The current owner has completed construction of the triple garage and carport with a separate one-bedroom apartment above, in addition to a separate double garage. A water treatment plant (a Klargest water filtration waste system) has been installed, along with electricity and mains water. Existing Plans are available with the reference of 2019/1050FUL.



## Residential Sales

*Knowledge and service is key, this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.*

## Residential Lettings

*Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy'; our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.*

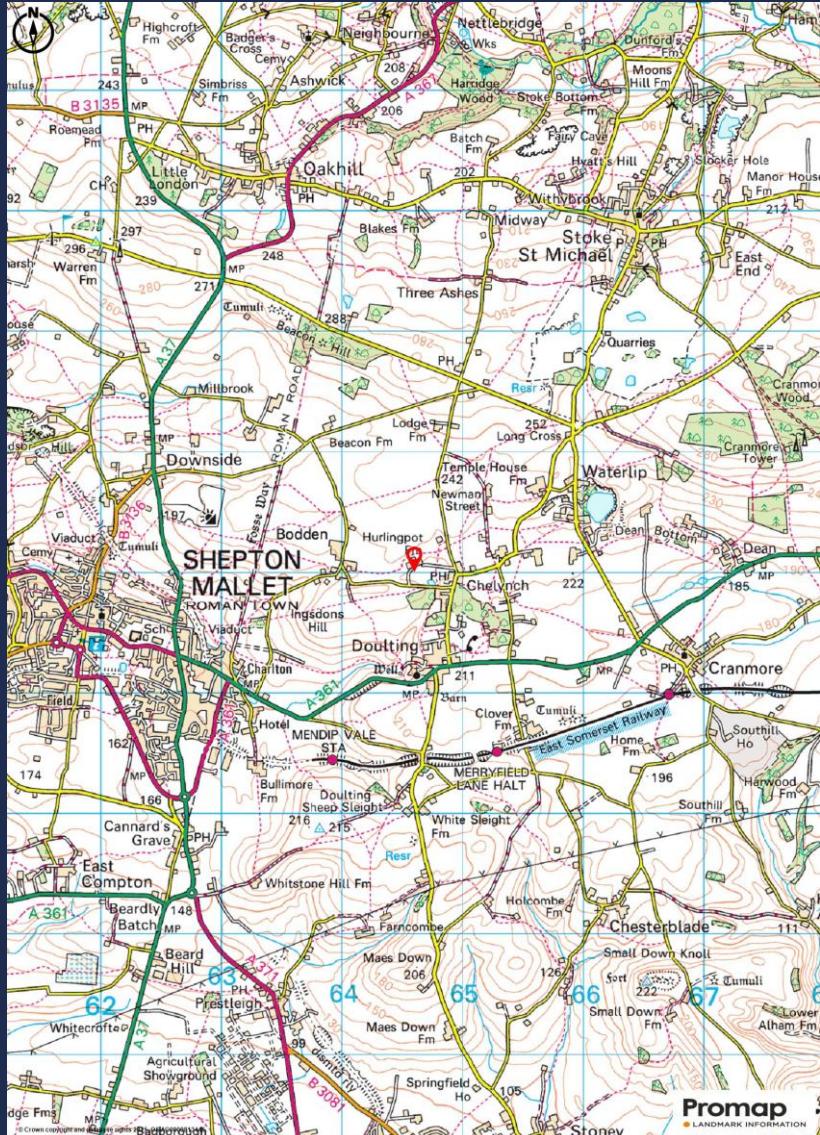
## Commercial Sales and Leasing

*Having been one of the main local commercial agents in the town; over the past decade; we have been able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.*

- Building Plot With Full Planning For Detached Country Residence, Over 4000sqft
- Superb Opportunity In Stunning Countryside
- Situated In A Little-Known Spot
- Off A Private Track Along A Country Lane
- With Attached Paddock (Just Under 4 Acres)
- Triple Garage And Carport With Separate Office Accommodation Above
- Additional Double Garage
- Water Treatment Plant, Electricity Connected On Site
- A Once In A Generation Prospect To Create An Idyllic Country Home
- Call For Further Details
- Planning Reference 2019/1050/FUL

- The tenure is freehold
- A private water treatment plant, mains electricity and water are connected
- The current building has not been rated for council tax





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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**R** **Rogers**  
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