

estate agents **auctioneers**

**hollis
morgan**



Land South of Barton Road, Butleigh, Glastonbury, BA6 8TH

Sale Agreed £450,000

Hollis Morgan – LAND AND DEVELOPMENT - Rare development site in popular village of Butleigh in Somerset. Planning granted for 3 x detached dwellings in 1.15 acres.

- SOLD OFF MARKET
- LAND WITH PLANNING GRANTED
- 3 X DETACHED FAMILY HOMES, PLUS DOUBLE GARAGES
- 1.15 ACRES
- POPULAR VILLAGE OF BUTLEIGH, SOMERSET

INTRODUCTION
SALE AGREED

Hollis Morgan Land & Development have been appointed by the owners on the sale of this Freehold land known as Land @ Barton Road, Butleigh, BA6 8TH, in the popular Somerset village of Butleigh, close to Glastonbury, Street and Millfield School.

This 1.15 acre field has the benefit of outline planning consent for the erection of 3no. dwellings with associated garages, and formation of vehicular access.

Butleigh is a premier village in the county, with many large, attractive farmhouse style properties as well as contemporary modern homes, including those opposite the subject land. Nearby Millfields School is a key draw for families to move to the area and Butleigh is a popular village for those wanting easy access to the school and the amenities in Street, Glastonbury & Somerton.

OPPORTUNITY

The site benefits from outline consent for 3 dwellings and additional land to the east of Plot 3, which could have future development potential.

Whilst the designs within the Outline application are for single story dwellings, there is scope to increase the size of the dwellings and potentially increase to two-storey dwellings, subject to necessary consents.

UNIT MIX

Size & type of units to be confirmed via the Reserved Matters Application process:

- Plot 1 - 4 Bedrooms - 1399 SqFt - Study + Double Garage
- Plot 2 - 3 Bedrooms - 1076 SqFt - Double Garage
- Plot 3 - 3 bedrooms - 1076 SqFt - Double Garage

PLANNING

Planning References - Somerset Council (Area East)

Outline Application: 2025/0367/OUT - Granted 9th October 2025

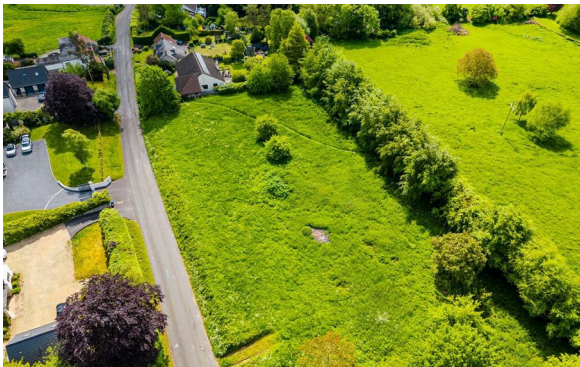
“Outline permission with all matters reserved for the Erection of 3no. single storey dwellings with associated garages, and formation of vehicular access”

TENURE

The Freehold land is available with Vacant Possession

DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





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