



Development Plot, Whitechurch Lane, Yenston, Templecombe, Somerset BA8 0NJ

A building plot for a single detached dwelling of over 3000 sq ft with garaging in 1.5 acres with a lovely rural outlook on a quiet lane.

- Individual building plot with PP for single dwelling
- Separate detached garage of about 1200 sq ft
 - About 1.5 acres of garden and field
- Substantial house of about 3400 sq ft
 - Stunning rural location
 - Ideal self-build project

Guide Price **£400,000**

Freehold

THE SITE

A residential development site for a single detached house of about 318m² (3422 sq ft) built of natural stone elevations under a pitched double Roman Tiled roof. The extremely impressive family accommodation is set over two floors and there is a separate detached garage / car port of about 112m² (1205 sq ft) with an external staircase to a room above. The house will have a stunning main kitchen / dining / living room with bi-fold doors opening to the south and a master bedroom with ensuite and Juliet balcony above with wonderful views. There are 3 further bedrooms and 3 bath / shower rooms.

LOCATION

The site is found on Whitechurch Lane and measures about 1.5 acres. Yenston lies in attractive rolling countryside with lovely views over the Blackmore Vale. The historic Abbey town of Sherborne is about 7 miles to the east with Wincanton being a similar distance to the north. Yenston is a pretty hamlet of predominantly period houses and gives easy access to the A357 with the A303 at Wincanton to the north and the A30 at Henstridge just over one mile to the south with Templecombe station also one mile away. Sherborne, Wincanton and the larger regional centre of Yeovil are within easy driving distance and provide an excellent range of cultural, recreational and shopping facilities. The area has an abundance of excellent state and private schools and the surrounding countryside offers wonderful walking and riding. Templecombe station is on the main London Waterloo to Exeter line.

PROPOSED ACCOMMODATION

Ground floor

Hall, kitchen / dining / family room, sitting room, study, utility room, boot room, 2 cloakrooms.

First floor

4 bedrooms, 3 bathrooms (2 e/s).

SERVICES

Mains water is at the entrance to the site. Mains electricity nearby. Buyer to connect to services.

PLANNING PERMISSION

Outline planning permission was granted by Somerset Council on 7th June 2022 for a detached dwelling with matters reserved. An application for approval of reserved matters was subsequently approved on 12th March 2024 - ref 24/00137/REM. See Somerset's planning portal for full information.

DIRECTIONS

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From the Virginia Ash junction on the A30 in Henstridge head north on the A357 for about a mile. Whitechurch Lane will be found on the right hand side with the entrance to the site found a few hundred yards down the lane on the right.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: To be assessed.

Agent's Note: The whole property is sold subject to an overage provision of 25 years from 2014. The overage is triggered by the granting of planning permission for any purpose that is not agricultural. The seller has paid the overage due on the land designated as building plot.



STU/GWB/0725/0526



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