



Land at Cutts Close, Verrington Lane, Wincanton, Somerset, BA9

Guide Price: £650,000

Freehold

Land at Cutts Close

Verrington Lane, Wincanton, Somerset, BA9

An Acre of Land

Secluded Semi-Rural Location

Planning Permission for a Barn Residential Dwelling

Option to Acquire Further Land Subject to Agreement

Convenient Access to the A303

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ABOUT THE LAND

Planning permission has been granted for the demolition of an existing agricultural building and erection of a 2766 sq. ft (3390 sq. ft including triple garage) residential dwelling set within an acre of land with the option to acquire further land by separate negotiation.

APPLICATION NO 25/00740/FUL

Conditions are to be found within the decision notice.

A rare opportunity to acquire a plot of land with full planning consent for a beautifully designed, detached, courtyard barn dwelling comprising of four double bedrooms with en-suite bathrooms, open plan kitchen/dining room with larder, living room, office, utility room, boot room and triple garage. Nestled into the landscape of surrounding hills that extend up to Wincanton racecourse, this plot, currently used as agricultural land, has been designed to make the most of its position with a morning walled garden to the East and evening courtyard to the West with far reaching views beyond.

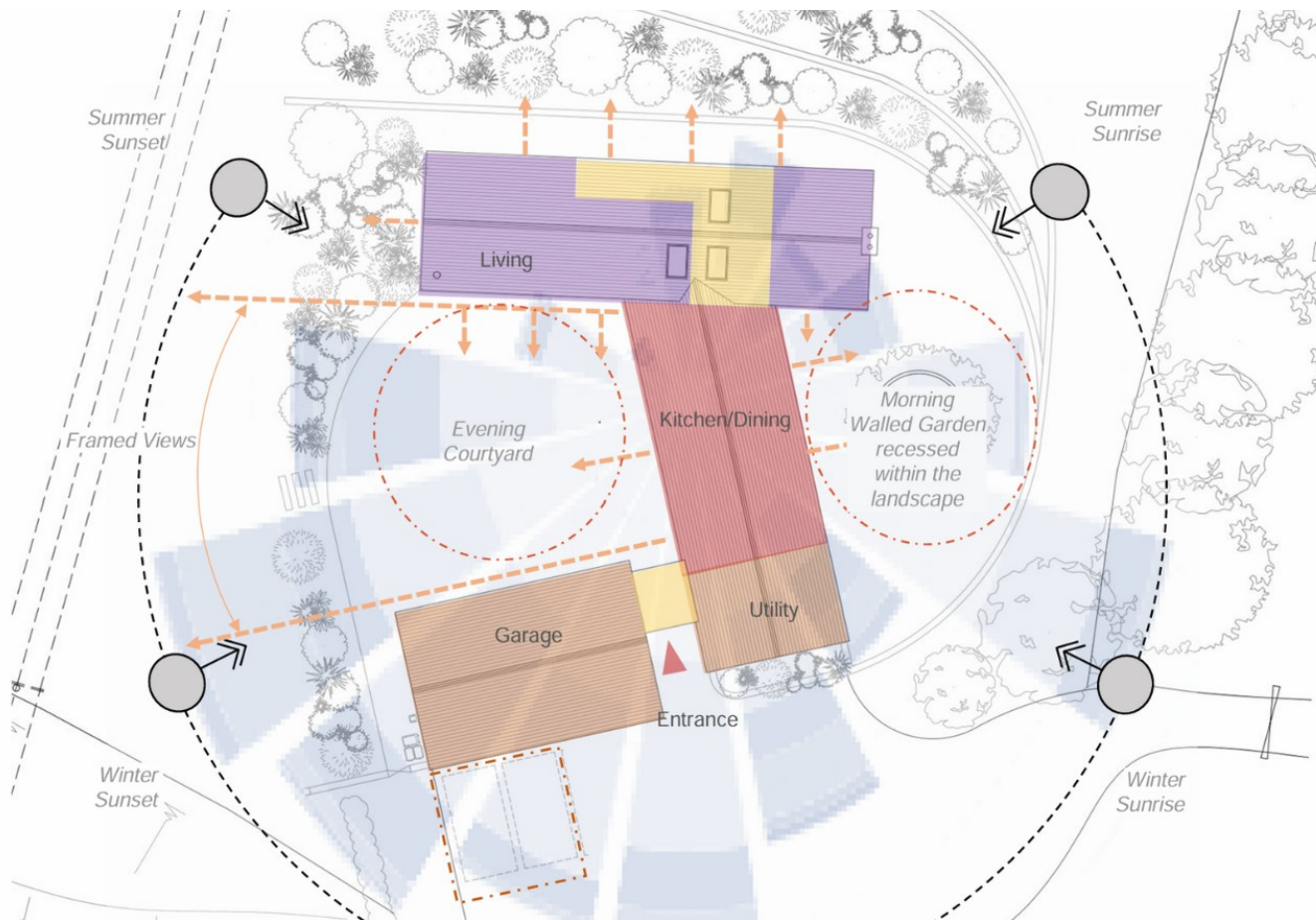
In-keeping with the local area, natural stone elevations, stone lintels and sills at ground level, stone gables with detailing to mimic dovescots to increase biodiversity and clay roof tiles ensure that this development will blend seamlessly into its surroundings.



LOCATION

Situated in a semi-rural position on the Northern edge of Wincanton. A shared road from Verrington Lane forks onto a private driveway leading up to the plot. The site has good access to the town of Wincanton and excellent road links via the A303. Wincanton offers a range of day-to-day facilities including doctors' surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much-improved A303, which links with the M3, is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles away.

What3Words///magnets.pilots.confident



SUSTAINABILITY

The property has been designed to utilise natural daylight with the highest standard of materials to ensure excellent thermal performance from a MVHR ventilation system and air source heat pump. EV chargers to be fitted in the triple garage.

AGENTS NOTE

Please note that we have not undertaken any detailed service enquiries and prospective purchasers must satisfy themselves regarding the location and capacity of all services. All images used are for illustrative purposes only.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: TBC

Local Authority: Somerset

Services: Mains water, electricity and drainage are either on site or close by. Proposed private treatment plant.

VIEWING

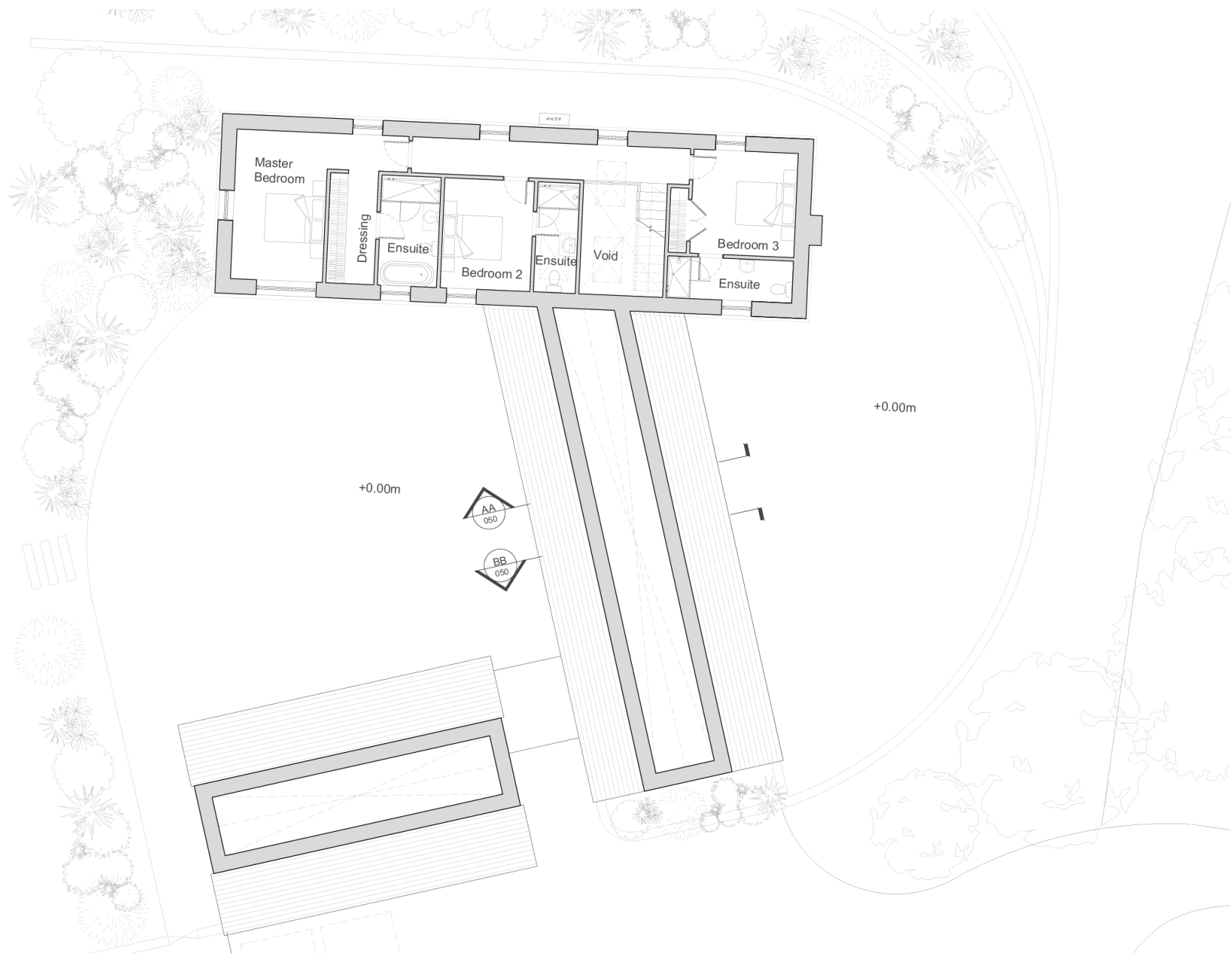
Strictly by appointment with the agents at

KingsLand Property.

Tel: 01963 34455

Email: sales@kingslandproperty.com







Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.