

DEVELOPMENT SITE FOR FOUR BUNGALOWS

LAND OFF ESSEX CLOSE, CHARD, TA20 1RH

- Detailed planning approval for four detached bungalows
- Site extends to c. 0.19ha / 0.47 acres
- GUIDE PRICE £350,000

View across the site from the north west corner



THE SITE – TA20 1RH

This large development site is situated in a prime position in the heart of Chard town centre, just to the rear of Fore Street and backing onto the Chard Cricket Club. The site extends to c. 0.19ha / 0.47 acres and benefits from a detailed planning approval (ref. 18/01713/FUL) for the construction of four new detached bungalows, each of which is shown with private parking, garage and gardens. The four new properties are each proposed as three bedroom dwellings and have gross internal floor areas extending to c. 1069sqft, 1069sqft, 1092sqft and 1092sqft respectively. The site will be accessed via a private drive from Essex Close, where an agreement has been reached and concluded between the vendors and Council for new vehicular access to be provided.

CHARD

Chard is geographically the highest town in Somerset and nestles in a corner of South Somerset between Dorset and Devon. It lies approximately 15 miles from Yeovil, 14 miles from Lyme Regis, 14 miles from Taunton (access to the M5) and 13 miles from Honiton. Crewkerne is 7 miles away and offers a mainline train station with links to London. Chard has superb shopping facilities, a museum and various activities for adults and children. The town is surrounded by beautiful countryside and is an ideal location from which to explore South Somerset and East Devon.

METHOD OF SALE

Offers are invited for this freehold site at a Guide Price of £350,000

PLANNING

South Somerset District Council approved detailed planning permission (ref. 18/01713/FUL) on the 17th August 2018 for 'The erection of 4 No. detached dwellings with garaging, parking and private drive'. Copies of the permission and associated planning and technical documents are available in electronic format upon request.

CIL / S106

There are no S106 contributions applicable to the scheme. CIL will however be chargeable at a rate of £40/sqm of chargeable build area.

VIEWING

Please contact KLP to arrange to view the property.

AGENTS NOTES

Interested parties may be interested to note that the vendors have commissioned a Phase II Ground Investigation Survey which is available as part of the planning / technical pack upon request.

CONTACT



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: alex@klp.land

Tel. 01392 879300

Ref: 538/AM

Proposed site layout plan



SCHEDULE OF ACCOMMODATION - PLOT 2

FLOOR AREA: 99.35 m²
(Gross Internal) 1069 sq ft

ROOM SIZES

KITCHEN: 3.50m x 2.79m
11' 6" x 9' 2"

LIVING ROOM: 4.40m x 7.49m
14' 5" x 24' 7"

BEDROOM 1: 3.80m x 3.10m
12' 5" x 10' 2"

BEDROOM 2: 3.46m x 3.10m
11' 4" x 10' 2"

BEDROOM 3: 2.96m x 2.79m
9' 9" x 9' 2"

EN-SUITE: 1.20m x 3.10m
3' 11" x 10' 2"

BATHROOM: 2.10m x 2.79m
6' 11" x 9' 2"

A/C: 0.80m x 0.80m
2' 7" x 2' 7"

NOTE: All measurements are to maximum dimensions.
Measurements may vary slightly.



Proposed Floorplans – Plots 1 & 2

SCHEDULE OF ACCOMMODATION - PLOT 1

FLOOR AREA: 99.35 m²
(Gross Internal) 1069 sq ft

ROOM SIZES

KITCHEN: 3.50m x 2.79m
11' 6" x 9' 2"

LIVING ROOM: 4.40m x 7.49m
14' 5" x 24' 7"

BEDROOM 1: 3.86m x 3.10m
12' 8" x 10' 2"

BEDROOM 2: 3.50m x 3.10m
11' 5" x 10' 2"

BEDROOM 3: 3.46m x 2.30m
11' 4" x 7' 6"

EN-SUITE: 1.20m x 3.10m
3' 11" x 10' 2"

BATHROOM: 2.50m x 1.70m
8' 2" x 5' 7"

A/C: 0.86m x 0.68m
2' 9" x 2' 2"

NOTE: All measurements are to maximum dimensions.
Measurements may vary slightly.



SCHEDULE OF ACCOMMODATION - PLOTS 3 & 4

FLOOR AREA: 101.5 m²
(Gross internal - excluding Garage) 1092 sq ft

ROOM SIZES

KITCHEN: 4.59m x 3.50m
15' 1" x 11' 6"

LIVING ROOM: 3.92m x 5.50m
12' 10" x 18' 1"

BEDROOM 1: 3.92m x 3.59m
12' 10" x 11' 9"

BEDROOM 2: 3.10m x 3.23m
10' 2" x 10' 7"

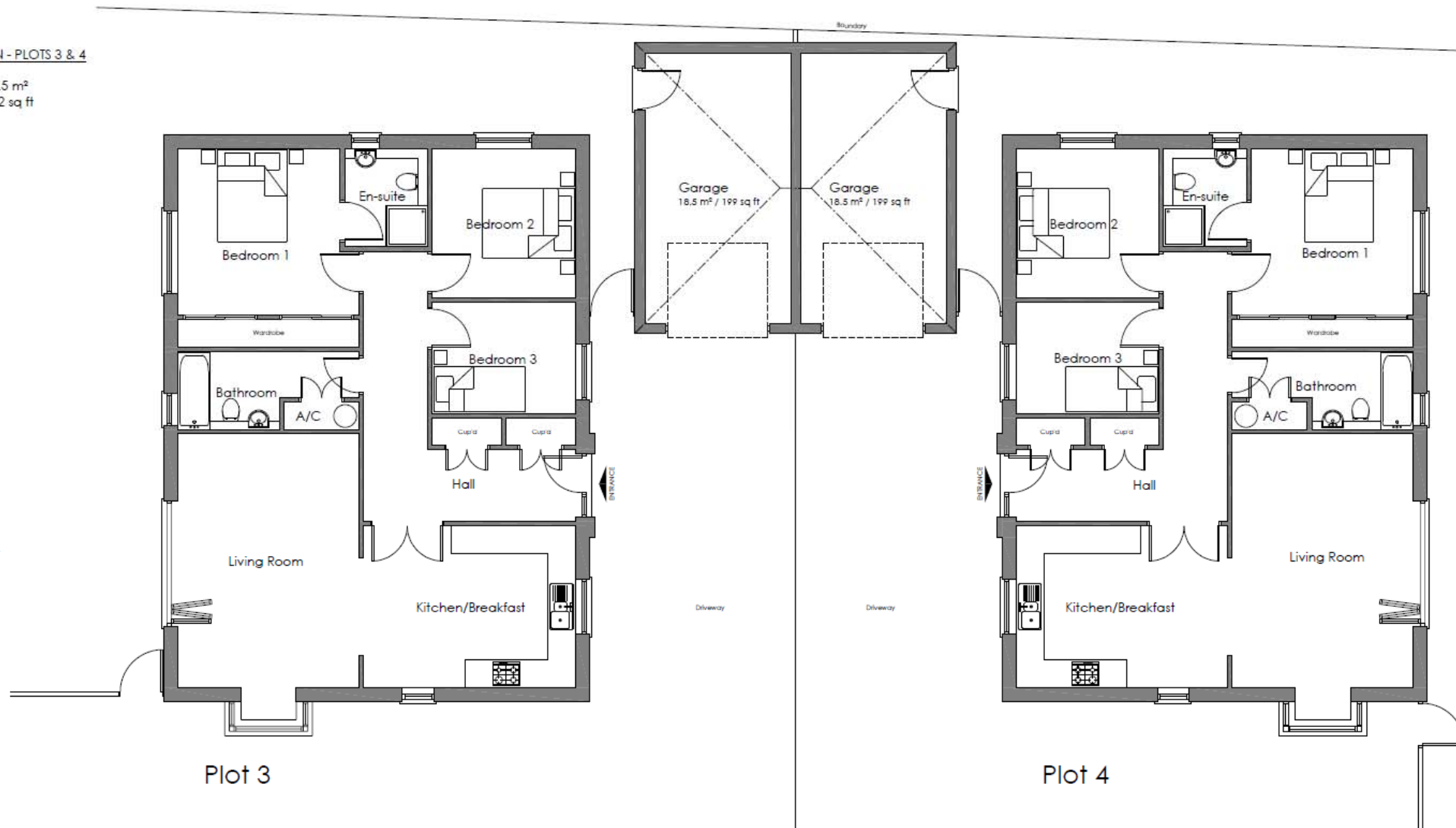
BEDROOM 3: 3.10m x 2.40m
10' 2" x 7' 10"

EN-SUITE: 1.80m x 2.12m
5' 10" x 6' 11"

BATHROOM: 3.92m x 1.70m
12' 10" x 5' 6"

A/C: 1.02m x 0.69m
5' 3" x 1' 11"

NOTE: All measurements are to maximum dimensions. Measurements may vary slightly.



Photos (from top left clockwise) showing proposed location of new access on Essex Close, view from the south east corner of the site facing north west, view from the northern boundary overlooking the adjacent cricket field, view from the north east corner of the site facing south west.

