

gth



Land to the rear of Trelawne

15 Crewkerne Road ■ Chard ■ Somerset ■ TA20 1EZ



Land to the rear of Trelawne

15 Crewkerne Road, Chard, Somerset TA20 1EZ

Building plot with detailed planning permission for the erection of a 2-bedroom single-storey detached dwelling.



The plot extends, in total, to approximately 0.09-acres (0.03-hectares).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue, Taunton,

Somerset TA1 2UH

01823 334466



GREENSLADE TAYLOR HUNT

www.gth.net

Mark Chugg

01823 219993

mark.chugg@gth.net

James Nelson

01823 334466

james.nelson@gth.net

Location

The market town of Chard is located within the administrative area of South Somerset District Council (SSDC). It is the second largest town in South Somerset, with a population of approximately 13,074 residents (2011 Census).

Chard is located on the southern edge of the county of Somerset. It is bisected by the A358 (Furnham Road) (leading north to Ilminster and south to Axminster) and the A30 (leading west to the A303 and Honiton and east to Crewkerne).

The town provides a comprehensive range of facilities and amenities, including St. Mary's parish church, 4no. primary schools, 2no. secondary schools (Holyrood Academy and Chard School), a brand new leisure centre with gym, swimming pool and soft play centre, various business and industrial estates, 3no. food stores (including Tesco and Sainsbury's), various banks, a range of public houses, cafes and restaurants and a range of national, regional and local shops and businesses.

Communications

Road - The plot is accessed via Lyddons Mead, which connects to the A30 Crewkerne Road, via Simons Mews. The A30 bisects Chard on an east-west axis and provides links to destinations such as Crewkerne (7.4-miles/11.9-kilometres) and Yeovil (16.6-miles/26.7-kilometres) in the east and Honiton (14.3-miles/23-kilometres) and Exeter (32.9-miles/52.9-kilometres) in the west. Alternatively, the A358 bisects Chard on a north-south axis and provides links to destinations such as Ilminster (6.5-miles/10.4-kilometres) via Dowlish Ford and Taunton (14.8-miles/23.8-kilometres) in the north and Axminster (7.8-miles/12.5-kilometres) and Seaton (15-miles/24.1-kilometres) via the B3172 in the south.

Bus - There are regular bus services from Chard to destinations such as Axminster, Taunton and Yeovil.

Rail - Crewkerne railway station is approximately 8.5-miles (13.6-kilometres) to the east. It provides mainline services to destinations such as Exeter St. Davids and London Waterloo.

Air - Exeter International Airport is approximately 27.2-miles (43.7-kilometres) to the south-west. It has scheduled and chartered flights to a range of national and international destinations.

Block Plan





Building Plot

The building plot is situated on Lyddons Mead, a mature tree lined cul-de-sac approximately 0.5-miles (0.8-kilometres) east of Chard town centre and within walking distance of it.

The plot previously formed part of the rear garden of Trelawne. It slopes from north to south and is predominantly laid to lawn, with decorative borders and planting. To the north-east there is a car port with double timber gates providing access to Lyddons Mead. This access is not currently in use; however, it is proposed that it will be re-opened to provide parking for the proposed new dwelling.

Adjacent to the car port is a split level single garage and workshop of approximately 402-sq. ft. (37-sq. m.). It is of red brick construction under a pitched roof with clay roof tiles. It has power and lighting and includes an electronically operated garage door, which was replaced in 2020, and brown timber effect uPVC windows and rear door which were also replaced in 2020.

The plot is abutted to the north by Lyddons Mead; to the east by an adjoining residential garden; to the south by the garden of Trelawne, which is within the ownership of the Seller; and to the west by a grassed access providing a rear connection between Lyddons Mead and the rear gardens of Trelawne and the neighbouring property, Longlast.

The plot extends, in total, to approximately 0.09-acres (0.03-hectares). The boundaries are defined by boundary walls, fencing and the garage. Please note that the seller will be erecting a fence to the southern boundary prior to the date of completion of the sale of the plot.

The plot that is being offered for sale is shown outlined in red on the site plan (drawing number: 2686-PL-01) overleaf. This plan is shown for identification purposes only and is not to be relied upon.

Detailed Planning Permission

SSDC, dated 25th October 2019, granted detailed planning permission (application number: 19/01460/FUL) for the erection of a single storey detached dwelling, together with associated infrastructure works. The permission is subject to 12no. conditions.

Proposed New Dwelling

The proposed new dwelling will comprise a 2-bedroom single storey detached dwelling of approximately 698-sq. ft. (65-sq. m.). Elevations will be finished in colour washed render with brick detail and areas of feature timber cladding, whilst the roof will be clad in clay tiles. Doors and windows will be in timber effect uPVC, with guttering and downpipes in black uPVC.

Internally, an entrance hallway will provide access to 2no. bedrooms, a bathroom and an open plan living/dining/kitchen area with french doors out to the rear garden. A separate utility room leading from the kitchen also provides access to the garden. The proposed layout of the dwelling is shown on the floor plan (drawing number: 2686-PL-04) to the left.

Externally, the existing garage will be retained and the car port entrance re-opened, to provide vehicular access and off road parking for 2no. vehicles to the north east of the dwelling. The dwelling will sit centrally within the plot, with areas of private garden to the east, south and west, respectively. The boundary wall to the north will be retained to provide privacy from Lyddons Mead. The majority of garden planting on the boundaries will be retained and supplemented with further planting as indicated on the block plan (drawing number: 2686-PL-03 Rev B) to the left.

Section 106 Agreement

We understand that the threshold for Section 106 Agreement contributions has not been met by the permission; therefore, there will not be any contributions.

Community Infrastructure Levy

We understand that Community Infrastructure Levy (CIL) will be payable if the proposed new dwelling is built by a housebuilder/developer. We understand that the overall CIL liability is in the region of £2,594.40.

However, we understand that CIL will not be payable if it is built by a private individual due to an exemption for self-build schemes.

Local Authority

South Somerset District Council

Council Offices

Brympton Way

Yeovil

Somerset

BA20 2HT

T: (01935) 462462

E: planning@southsomerset.gov.uk

W: www.southsomerset.gov.uk

Tenure and Possession

The seller owns the freehold (title absolute) of the plot being offered for sale.

The title is unregistered.

Method of sale

We are offering the freehold for sale by private treaty, with vacant possession on completion.

Guide Price

The guide price is in the region of **£165,000**.

Offers are invited on an unconditional basis.

Restrictive Covenant

The sale of the plot will be subject to a restrictive covenant. The covenant will restrict the dwelling to be constructed to be that only approved in the detailed planning permission (application number: 19/01460/FUL) and that the garage/workshop and eastern boundary wall must remain in-situ.

Value Added Tax

The seller has not (and will not) opt to tax; therefore, VAT will not be payable in addition to the sale price.

All interested parties should make their own enquiries of HMRC.



Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Services

We understand that all mains services are available on or near the plot.

All interested parties should make their own enquiries of the Statutory Utility Providers.

Additional Information

The information pack and aerial video are available, via the links, as set out below:-

<https://www.dropbox.com/sh/0q7farzoz5uy1qa/AABk-7O-0BReR8E3J568c8iMa?dl=0>

<https://www.youtube.com/watch?v=VxsTI-u075E>

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this plot to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the plot unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

Directions

Sat Nav: TA20 1EZ

what3words: For the exact location download the app and enter: **behind.retrieves.puff**

From the centre of Chard proceed east towards Crewkerne on the A30. After passing the hospital entrance take the next turning left onto Simons Mews. Bear left and the building plot will be found on the left just before Lyddons Mead turns right.

It will be identified by a Greenslade Taylor Hunt signboard.

New Homes

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed new dwelling and advice on marketing the property. The departments telephone number is: (01823) 219950 and its email address is: sarah.hall@gth.net.

Important Notice

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

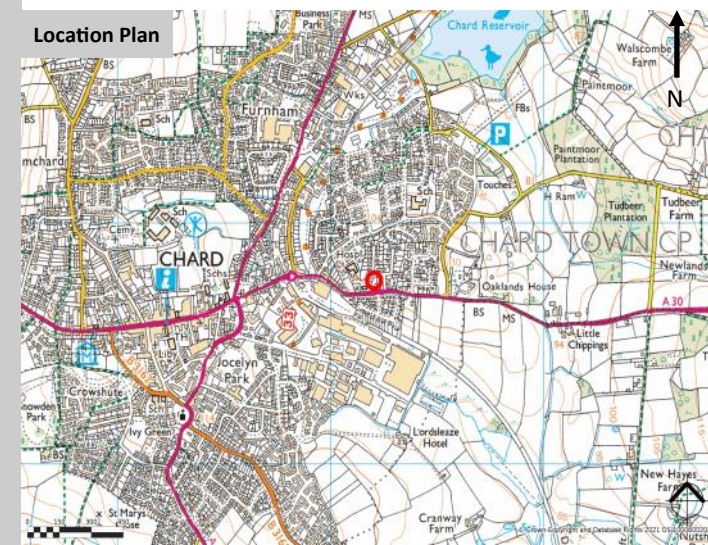
They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken October 2021

Sales Brochure updated January 2022



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GREENSLADE TAYLOR HUNT

www.gth.net

Your Ref:
Our Ref: MCC/JEN/MJC
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

BUILDING PLOT

LAND TO THE REAR OF TRELAWNE, 15 CREWKERNE ROAD, CHARD, SOMERSET TA20 1EZ

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr C Medland and Mrs P Medland (our client). It is instructed to market and sell the building plot, as described above.

Please find enclosed for your attention the sales brochure for the plot.

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If you would like to make an appointment to view the plot or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: mark.chugg@gth.net or james.nelson@gth.net.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. A. L.', with a long horizontal stroke extending to the right.

Greenslade Taylor Hunt

Enc Sales brochure