

CJH·LAND

LIMITED

Development & Land Agency

THE OLD STATION YARD, SPARKFORD, SOMERSET, BA22 7LD

**FOR
SALE**



**BY WAY
OF
PRIVATE
TREATY**

An excellent opportunity to purchase a stand alone residential development site of 1.5 acres (0.6 Ha), with a Full Planning Permission for the erection of 14 houses located in the rural setting of Sparkford, Somerset

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Matthew Hiles**

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The Site

The site is located on the northern edge of Sparkford with Sparkford Road running along the north eastern boundary of the property. The High Street is directly adjacent to the southern boundary and the railway line to the west. Just beyond these immediate borders lies open rural countryside and the local cricket club. The site extends to approximately 1.5 acres (0.6 hectares), the southern part of which was previously the station yard, the northern part of the site remains unused and contains a small wooded area. There is a small area located at the north eastern tip of the site which is occupied by Network Rail which provides for hot axle monitoring of passing trains.

Location

Sparkford is a popular rural village located 8 miles to the north east of Yeovil. Local facilities include the parish church, public house general store and petrol station. It is well served by road with the A303 running east to west and the A37 north to south. The main line railway station at Castle Cary, which provides a direct service to London, is only 4 miles to the north. Sparkford is well served by local primary and secondary schools, as well as a number of very well respected private schools in the area.

Planning

The site was granted a full planning permission at appeal (Ref ; APP/R3325/A/07/2056069) for the demolition of existing buildings and erection of 14 dwelling houses with the associated parking , garages and access in accordance with the terms of the application no. 07/01506/FUL made to South Somerset District Council. There is a Section 106 contribution towards public open space and leisure facilities of £33,396 to be paid on occupation of the first dwelling which will be the responsibility of the purchaser.

Services

We understand that all mains services are in close proximity to the site however all prospective purchasers are advised to make their own enquiries.

Method of Sale

The freehold of this property is offered for sale by way of Private Treaty. Written offers should be submitted to the offices of CJH Land Ltd. Vacant possession will be provided upon completion.

Further Information

The following information is available upon request ;

- Full Set of plans relating to the existing planning permission
- Landscaping and Planting Plan
- Appeal Decision and Section 106 Agreement
- Acoustic report
- Boundary & Topographical Survey
- Ground Investigation Report
- Bat and Bird Survey

Viewing Arrangements

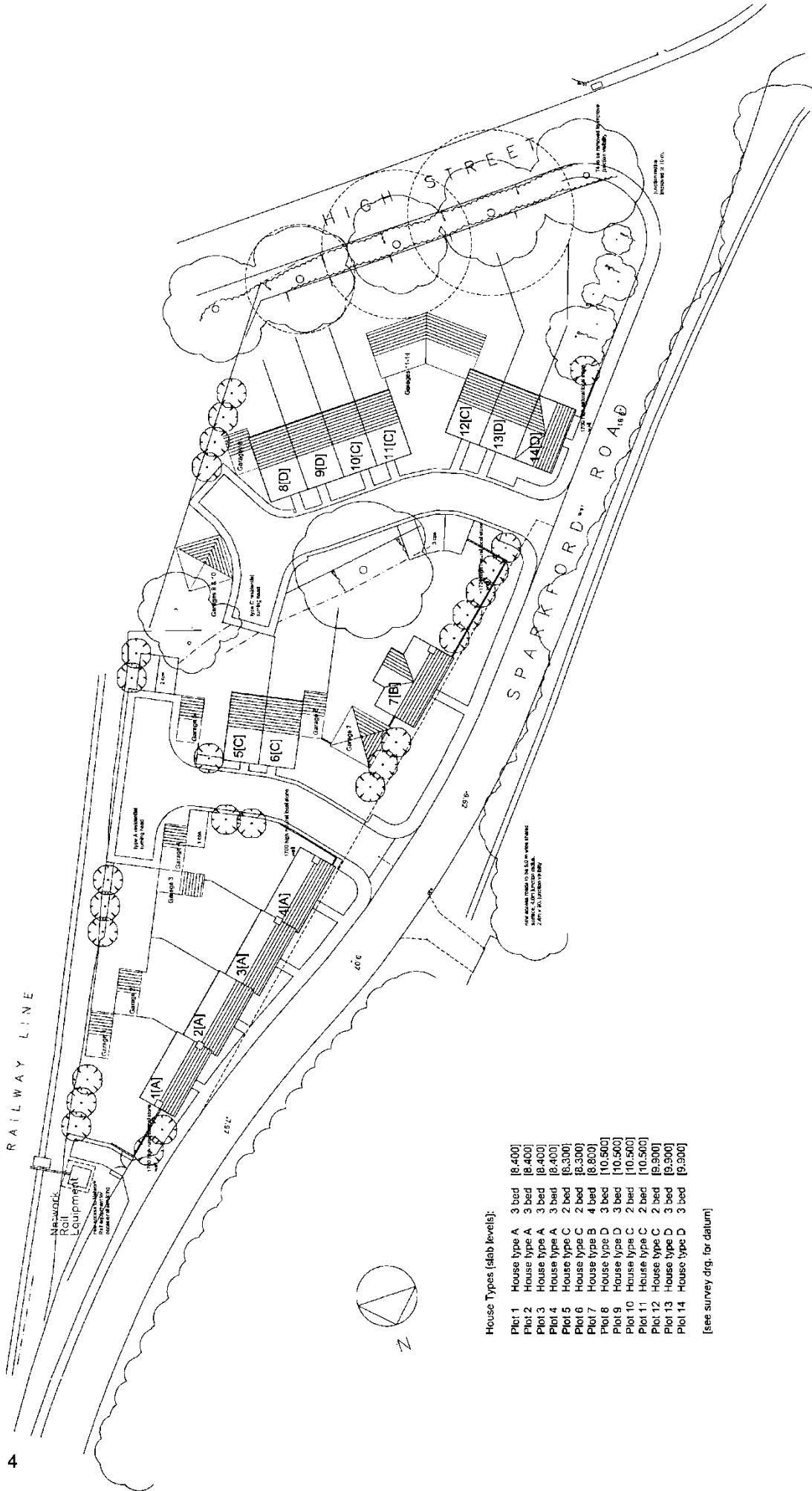
Viewing is strictly by appointment only . Please contact Matthew Hiles at CJH Land on 01275 463588 or alternatively matthew@cjh-land.co.uk

DISCLAIMER

CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that :-

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.





House Types (slab levels):

Plot 1	House type A	3 bed	(8,400)
Plot 2	House type A	3 bed	(8,400)
Plot 3	House type A	3 bed	(8,400)
Plot 4	House type A	3 bed	(8,400)
Plot 5	House type C	2 bed	(9,300)
Plot 6	House type C	2 bed	(9,300)
Plot 7	House type B	4 bed	(8,800)
Plot 8	House type D	3 bed	(10,500)
Plot 9	House type D	3 bed	(10,500)
Plot 10	House type C	2 bed	(10,500)
Plot 11	House type C	2 bed	(10,500)
Plot 12	House type C	2 bed	(9,300)
Plot 13	House type D	3 bed	(9,300)
Plot 14	House type D	3 bed	(9,300)

[see survey drg. for datum]

Schedule of Accommodation

Plot 1	House type A	3 bed	88.36 sq m
Plot 2	House type A	3 bed	88.36 sq m
Plot 3	House type A	3 bed	88.36 sq m
Plot 4	House type A	3 Bed	88.36 sq m
Plot 5	House type C	2 bed	72.2 sq m
Plot 6	House type C	2 bed	72.2 sq m
Plot 7	House type B	4 bed	123 sq m
Plot 8	House type D	3 bed	78.96 sq m
Plot 9	House type D	3 bed	78.96 sq m
Plot 10	House type C	2 bed	72.2 sq m
Plot 11	House type C	2 bed	72.2 sq m
Plot 12	House type C	2 bed	72.2 sq m
Plot 13	House type D	3 bed	78.96 sq m
Plot 14	House type D	3 bed	78.96 sq m