



Development Site at 7 Greenway

| Ilminster

| **Carter Jonas**

**Development Site
at 7 Greenway
Dowlish Ford
Ilminster
Somerset
TA19 0PJ**

**A residential development site
for two detached four-bedroom
dwellings together with an
adjoining level pasture paddock.**

In all extending to over four acres.

For sale by private treaty.

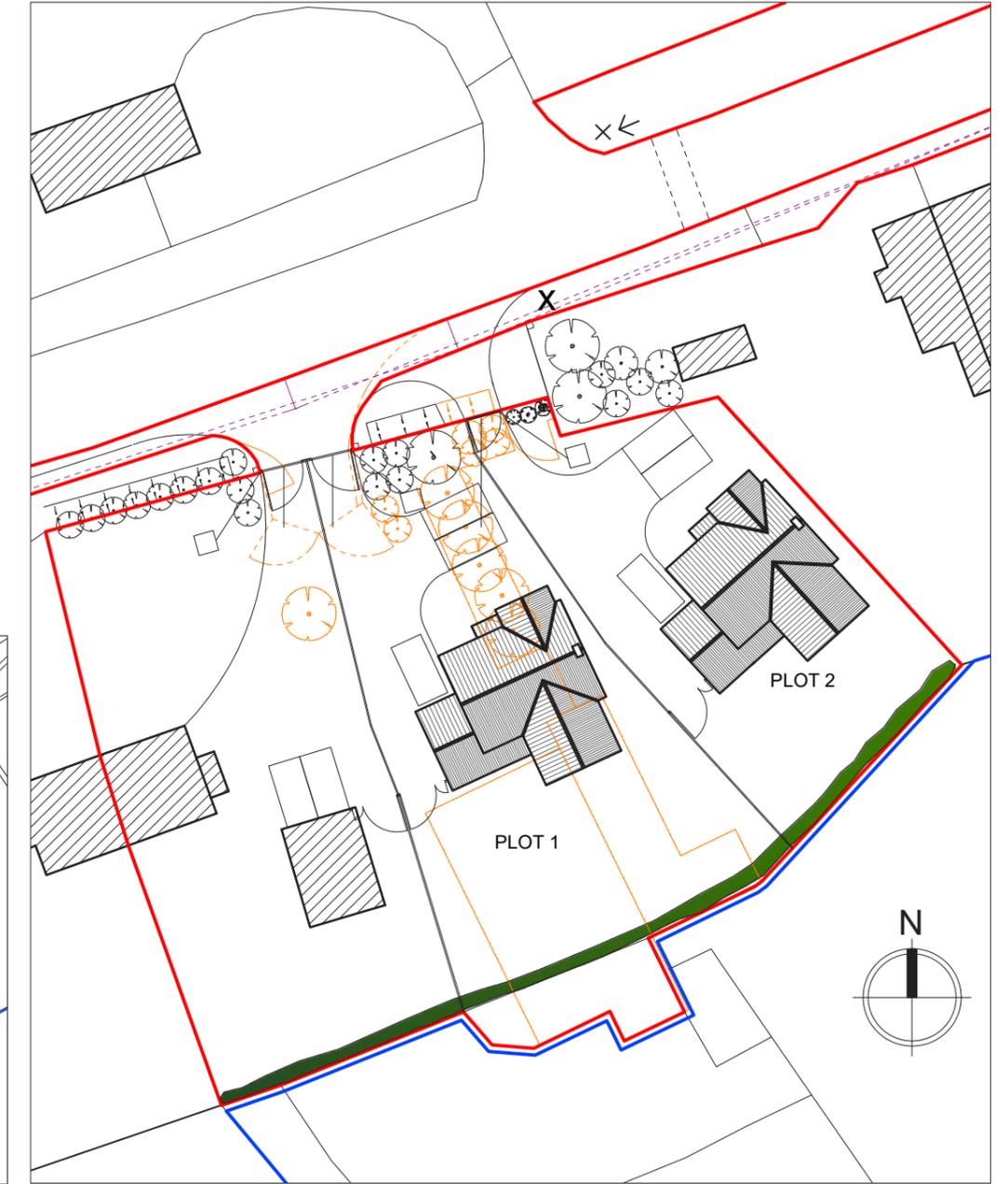
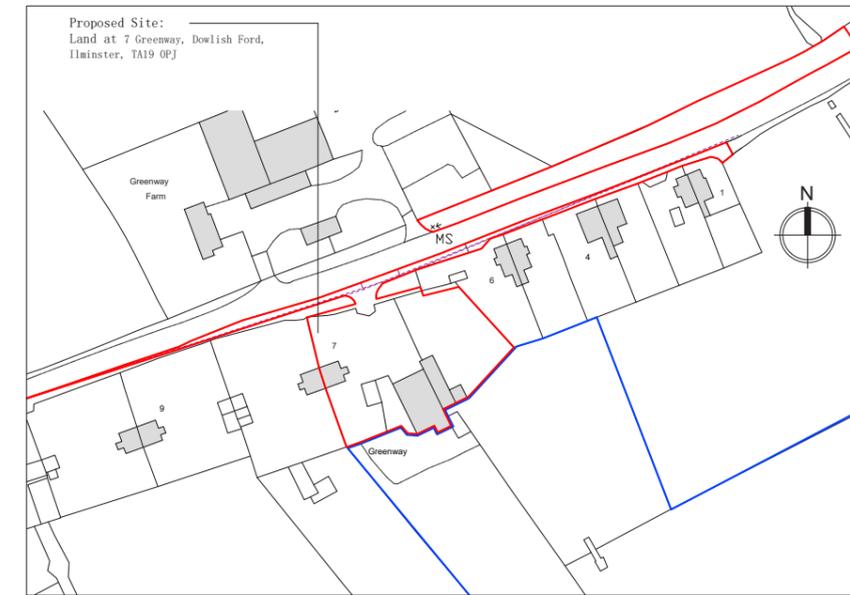


Location

The property is located between the hamlet of Sea and the town of Ilminster with easy access to the town and the A358 to the west.

Property

The property comprises part of the driveway, stable buildings, and adjoining paddock/field at 7 Greenway. The plans provide for the demolition of the stable buildings, the alteration of the existing access for 7 Greenway, and the creation of a new access for Plot 2. There is also a requirement to construct a footpath on the verge on the opposite side of the road prior to the dwellings being occupied.

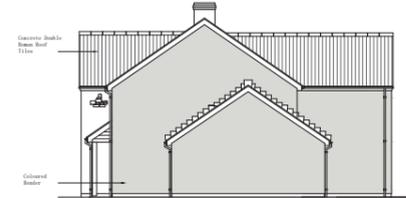




PROPOSED NORTH ELEVATION



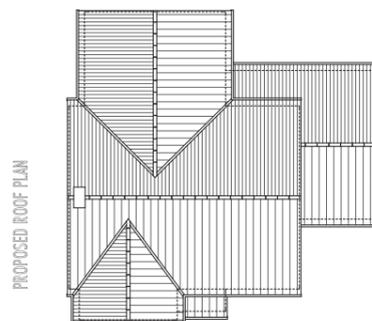
PROPOSED EAST ELEVATION



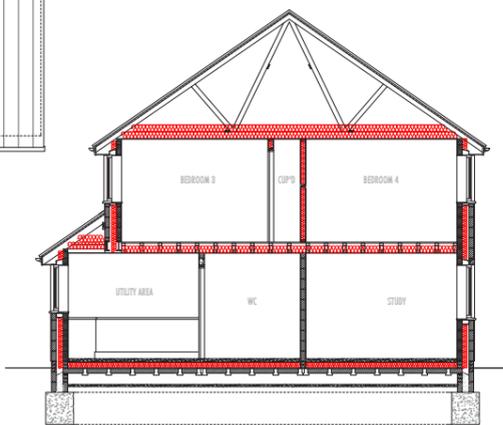
PROPOSED WEST ELEVATION



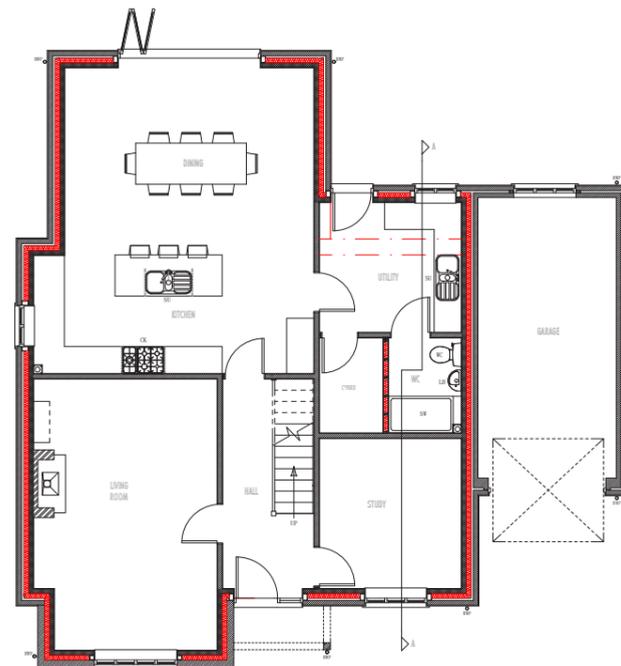
PROPOSED SOUTH ELEVATION



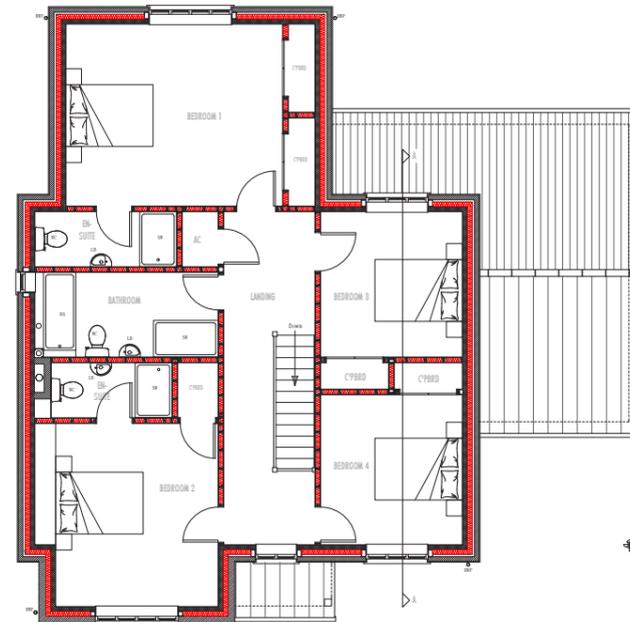
PROPOSED ROOF PLAN



PROPOSED SECTION A-A



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Method of Sale

The property is offered for sale by private treaty.

Tenure and Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

Planning

The field included within the sale but falling outside of the development boundary will be sold subject to an overage in respect of planning for residential development. Should permission be granted within a period of 10 years from completion of the sale, the vendors will be entitled to 25% of the uplift in value as a result of the permission.

Community Infrastructure Levy (CIL)

The purchaser will be liable for a CIL payment on the site. Confirmation of the sum due is awaited from Somerset Council. Further details are available from the agents.

Health and Safety

Potential purchasers are requested to take particular care when inspecting the property, being mindful of potentially uneven and slippery surfaces, and any livestock and machinery which may be present/operating on the land at the time of inspection.

Services

Mains water is available in the road and electricity is available nearby, subject

to confirmation regarding capacity and the exact connection point to be obtained by the purchaser from Western Power Distribution/National Grid. A private drainage system will need to be installed by the purchaser to service the dwellings in accordance with condition 2 of the consent. The Vendor will install a new drainage system to service Nos 6 and 7 Greenway in accordance with the Phosphorus Neutrality Assessment and Mitigation Strategy submitted as part of the application.

Local Authority

Somerset Council (formerly South Somerset District Council)
www.somerset.gov.uk

Viewings

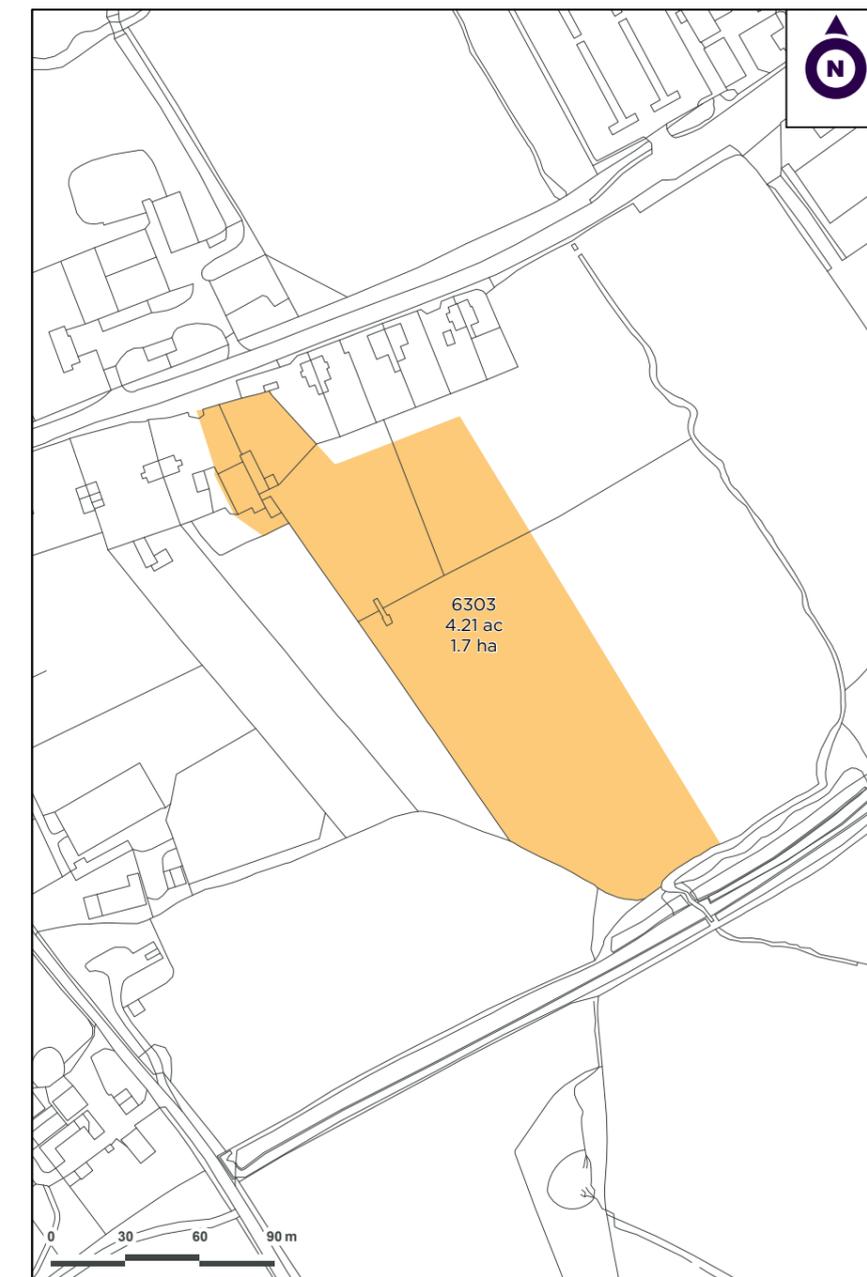
Viewings are by appointment with the agents. Please contact 01823 428590.

Directions

Heading on the A358 from Southfields Roundabout towards Chard, proceed through the village of Donyatt. After leaving Donyatt and passing the right turn signed Crock Street and Barley Hill, take the next left signed Ilminster and Dowlish Wake. Follow this road through the hamlet of Sea and continue along the straight road towards Ilminster. Shortly after the right turning signed Cricket Malherbie and Windwhistle, the property will be found on the right, opposite the turning into Greenway Farm.



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Important information

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