



Barn at Gooseacre Lane

West Coker, Somerset

Carter Jonas

**Barn at Gooseacre Lane
West Coker
Yeovil
Somerset
BA22 9BA**

**A barn with permission for
conversion to a dwelling.**

The Barn at Gooseacre Lane comprises a detached block and fibre cement agricultural building with permission for conversion to a detached three-bedroom dwelling with a proposed gross internal area of about 125 sqm set within a good-sized plot.

In all extending to 0.59 of an acre.

For sale by online auction.

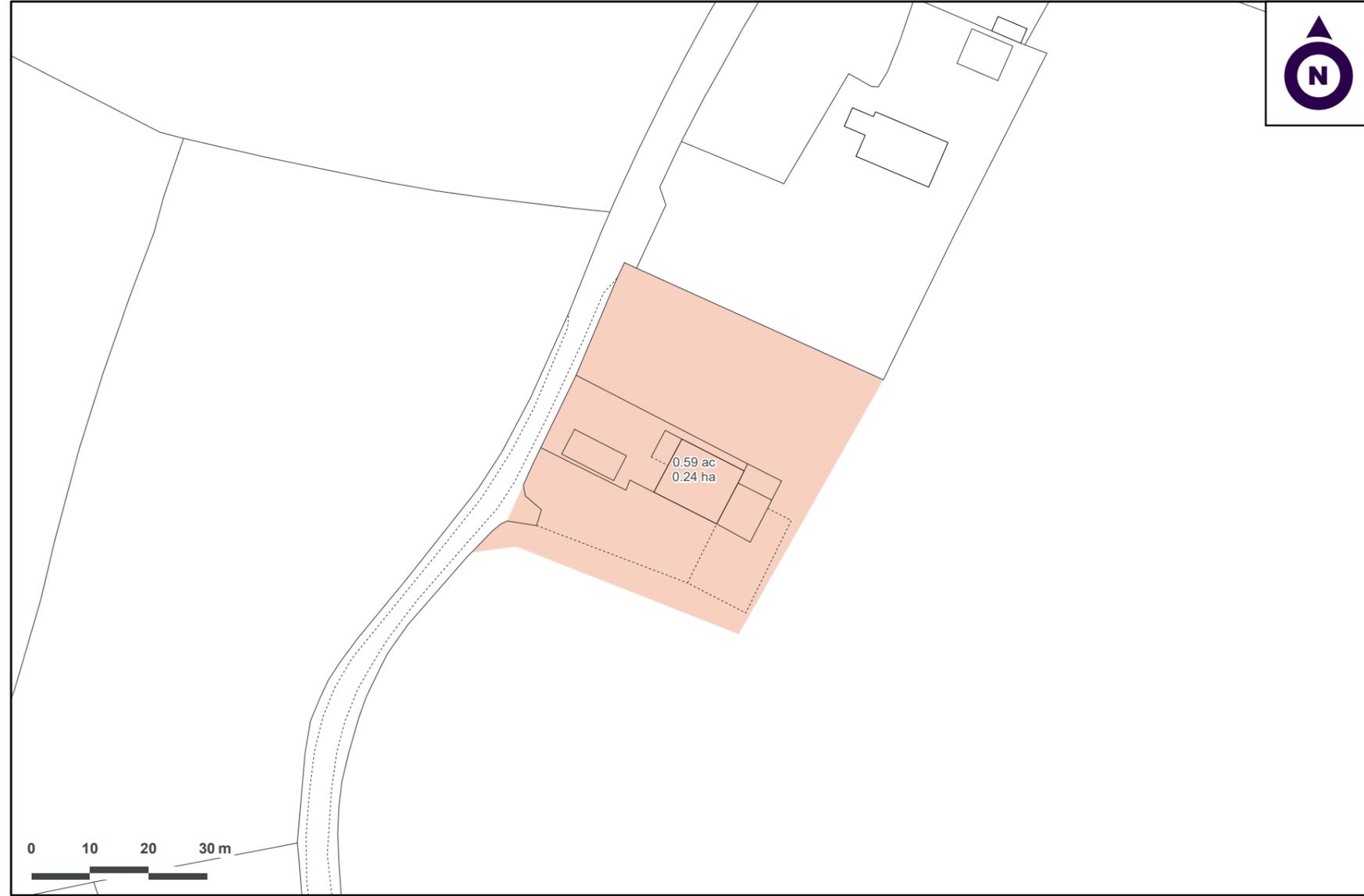


Location

The property is situated close to the village of West Coker with easy access to the A30 and the A303. West Coker offers a Post Office/shop, butchers, primary school, two public houses, a hotel, and a petrol station. There is also a doctors' surgery and church. Yeovil, which is about two miles away, offers a wider range of facilities. Yeovil Junction Train Station and Crewkerne Station are both within easy reach and offer regular services to London.

The Property

The barn comprises a block and fibre cement agricultural building with permission for conversion to a three-bedroom dwelling as shown on the plans. The proposed accommodation will have a gross internal area of about 125sqm and the plot extends in all to 0.59 of an acre.



Proposed Floorplan



Method of Sale

The property is offered for sale by online auction with a guide price* of £200,000.

The property will be sold subject to a reserve price**.

For further information, to register to bid, and review the auction packs, visit carterjonas.co.uk/property-auctions.

*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

**The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction. The lot may be sold to the highest bidder at or above the reserve price, but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change.

Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion. The property will be sold subject to a covenant to use the property as a single dwellinghouse only. The purchaser will need to erect a new boundary fence. Further details are contained within the auction pack.

Services

Potential purchasers will need to establish their own service connections to service the proposed dwelling.

Planning

Prior Approval was granted for the change of use of the building to a dwellinghouse by Somerset Council (formerly South Somerset District Council) in December 2023 under application reference 23/02878/PAMB.

Health & Safety

Potential purchasers should take particular care when inspecting the site being mindful of uneven, slippery, and potentially steep ground surfaces.

Local Authority

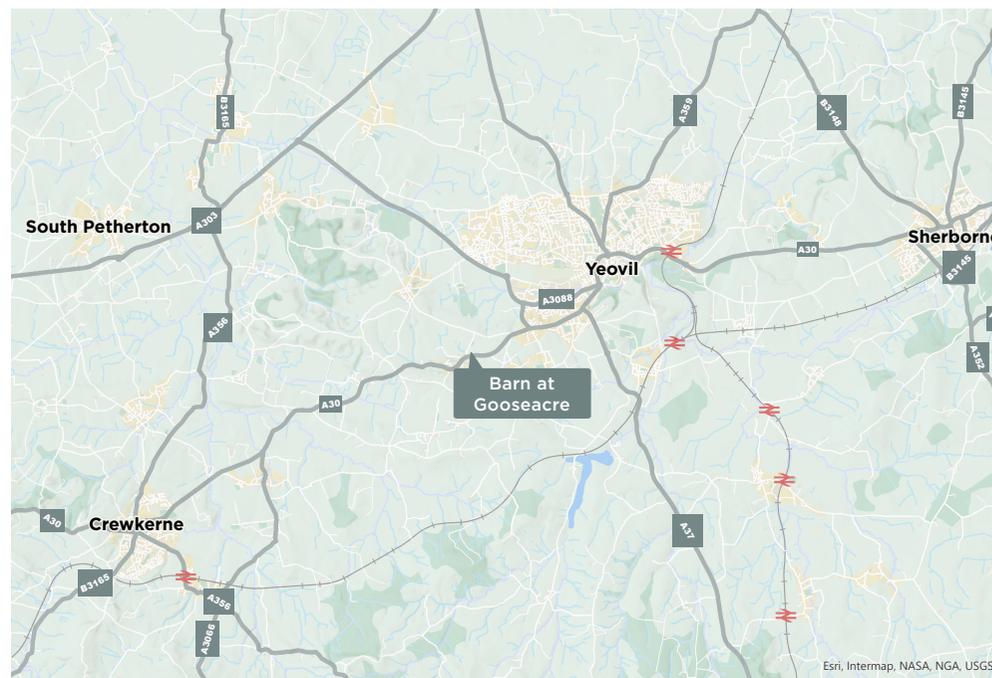
Somerset Council
www.somerset.gov.uk

Viewings

Potential purchasers may view the property during reasonable daylight hours with a set of these sales particulars in hand.

Directions

Heading west on the A30 towards West Coker from Yeovil, shortly after heading through the downhill cutting, turn right onto Gooseacre Lane before heading into the village. The entrance to the barn will be found after a short distance on the right-hand side, with a 'for sale' board on the gate.



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Important information

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