

LODESTONE



Higher Farm, Shepton Montague



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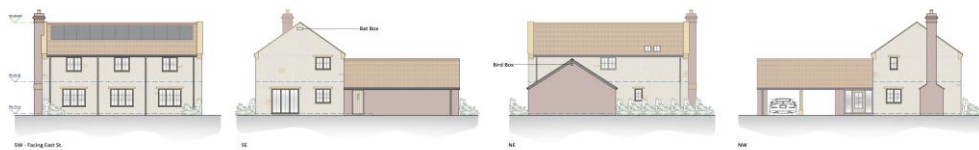
BA9 8JJ

Guide Price: £500,000

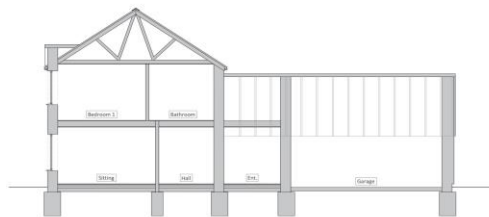
PROPERTY FEATURES

- Opportunity to create a special select development in rural Somerset
- Sought after small village close to Bruton and Castle Cary
- No CIL, BNG or phosphate mitigation
- Adjoining plot for 2 units, Q class may be available by separate negotiation
- Viewing by appointment





Plot 1 - Proposed Elevations



Plot 1 - Proposed Indicative Section

SCHEDULE OF MATERIALS		
NO.	DESCRIPTION	QUANTITY
1	BRICKWORK	10000
2	ROOFING	1000
3	GLAZING	100
4	PAINTING	100
5	LANDSCAPING	100
6	CONCRETE	100
7	IRONWORK	100
8	PLASTER	100
9	CEILING	100
10	FLOORING	100
11	DOOR	100
12	WINDOW	100
13	CHIMNEY	100
14	ROOF	100
15	WALL	100
16	FLOOR	100
17	CEILING	100
18	PAINT	100
19	LANDSCAPE	100
20	CONCRETE	100
21	IRONWORK	100
22	PLASTER	100
23	CEILING	100
24	FLOORING	100
25	DOOR	100
26	WINDOW	100
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43	WALL	100
44	FLOOR	100
45	CEILING	100
46	PAINT	100
47	LANDSCAPE	100
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49	IRONWORK	100
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91	IRONWORK	100
92	PLASTER	100
93	CEILING	100
94	FLOORING	100
95	DOOR	100
96	WINDOW	100
97	CHIMNEY	100
98	ROOF	100
99	WALL	100
100	FLOOR	100

LIST OF MATERIALS

1. BRICKWORK

2. ROOFING

3. GLAZING

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A wonderful opportunity to create a truly special cluster of individual dwellings set in this small rural village lying between Bruton and Castle Cary.

Part 1- Application No 22/02790/FUL comprises the demolition of existing agricultural buildings and erect three new C3 dwellings with residential curtilages. The enclosed shows two, four beds and one, three bed design. FOR SALE.

Part 2 – Application No 25/00008/PAMB comprises prior approval for the change of use and conversion of existing agricultural building to form 2 No. dwellings.

Design shows two, three bed design

MAY BE AVAILABLE BY FURTHER SEPARATE NEGOTIATION.

Situation

Shepton Montague is a thriving village with an excellent pub, The Montague Inn and a beautiful church dating back to the 13th century. Nearby Bruton is the popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including The Old Pharmacy, Osip, At the Chapel and The Roth Bar & Grill at the world-renowned Hauser & Wirth Gallery. The town also has a doctors' surgery, pharmacy, vet, library, post office, several mini supermarkets, fuel station and numerous independent shops.

Also nearby is the very pretty town of Castle Cary, which offers a weekly local produce market and the independent town of Frome with its weekly Farmer's Market and a highly acclaimed monthly Artisan Market.

Additionally, The Newt, a country estate with magnificent woodlands, gardens and eateries lies less than 20 minutes away.

[\(https://thenewtinsomerset.com/\)](https://thenewtinsomerset.com/)

Nearby Castle Cary is a bustling town with many attractive and historic buildings including its C19th Market house and the C18th Roundhouse. The main street offers an assortment of individual shops, cafes and restaurants, a delicatessen, a wine shop and a contemporary art gallery. The town has a superb doctors' surgery, pharmacy, vet, post office, fuel station etc. Market day is Tuesday when fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House.

There are big supermarkets in Wincanton and Shepton Mallet - both short drives away.

Schools There are excellent local independent schools, to include King's School Bruton and the state owned boarding school - Sexey's. Bruton and Castle Cary have their own primary schools and in close proximity are Millfield, Hazelgrove and All Hallows prep schools.

Directions Postcode - BA9 8JJ

What three words: Tweeted.Washable.Juror

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority:

Council Tax Band:

Guide Price: £500,000

Tenure: Freehold

PART B

Property Type:

Property Construction:

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply:

Water Supply:

Sewerage:

Heating:

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking:

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions:

Rights and Easements:

Flood Risk:

Coastal Erosion Risk:

Planning Permission:

Accessibility/Adaptations:

Coalfield Or Mining Area:

Energy Performance Certificate:

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

www.lodestoneproperty.co.uk

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