

# Building Plot,

Top Lane, Mells, BA11 3QN.

COOPER  
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TANNER



£325,000 Freehold

3/4 1 2

#### Description

An opportunity to purchase land with planning permission to build a three/four-bedroom detached house in an exceptionally popular part of Mells.

Application No: 2024/0620/FUL. Full planning permission has been granted to build an attractive, detached home, with parking for three cars and a private and enclosed garden.

The accommodation is to include an entrance hall, a living room with two sets of French doors leading out to the garden, an impressive kitchen/ dining room, a utility room and a downstairs WC.

On the first floor there is an impressive master bedroom with en-suite, two further bedrooms, a study and a family bathroom.

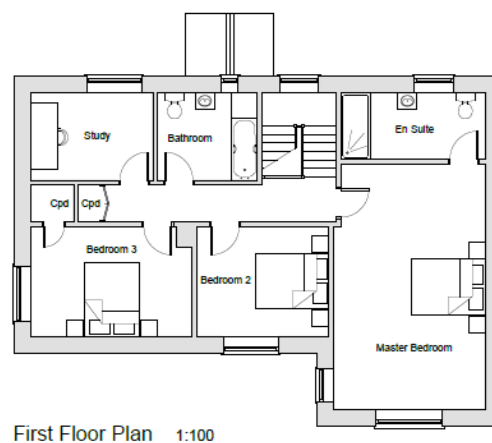
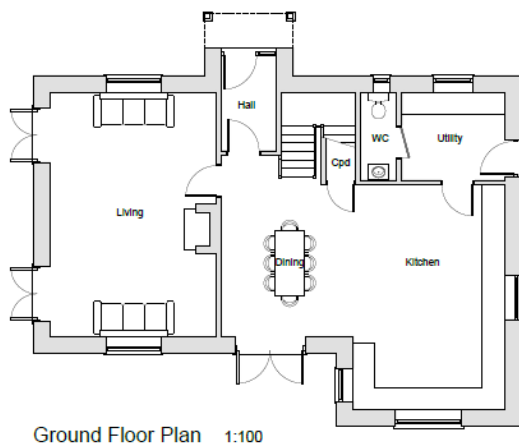
#### Agents note

We have been informed that there will be restrictive covenants put in place to ensure the property is built and maintained in line with the planning consent. This will include a restriction on alterations/additions and will require the use of vernacular building materials during construction to ensure the property is in keeping with the style and aesthetics of the village.



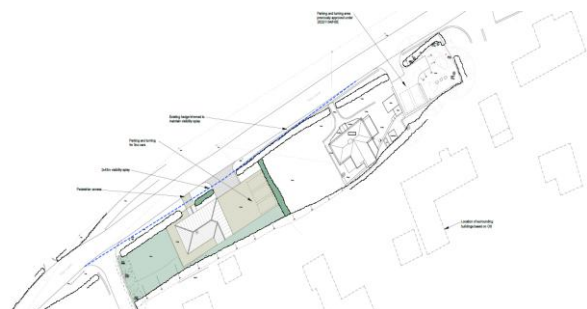
Mells continues to be one of the most sought-after villages in the area. The village offers a junior school, a public house of excellent reputation and local Post Office/shop. The country house hotel of Babington House is just two miles, and the market town of Frome is within a short drive. Railway connections at Frome and Westbury for London Paddington and Warminster and Gillingham for London Waterloo. Communication links are excellent with Bath and Bristol within commuting distance and the A303, A36 & M4 & M5 all within easy reach. The beautiful Somerset countryside provides a variety of leisure pursuits.





## Features

- Set in the heart of Mells
- Detached house
- Scope to create your perfect home
- Three/ four bedrooms
- Near excellent schools
- Flexible accommodation
- Private garden
- Fantastic investment
- One of Somerset's prettiest villages
- Freehold



## FROME OFFICE

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