



 2  1  1 EPC N/A

£450,000 Freehold

Plot & Land at Beehive Cottage
Latcham
Wedmore BS28 4SA

**COOPER
AND
TANNER**



Plot & land at Beehive Cottage Latcham Wedmore BS28 4SA

 2  1  1.3 acres EPC N/A

£450,000 Freehold

Description

A rare opportunity to purchase a 1.3 acre building plot on the outskirts of Wedmore with far-reaching views across to the Mendip Hills. The plot includes a partially built two-bedroom bungalow and detached garage.

- 1.3 acre building plot for a detached dwelling, full planning permission granted and bungalow and garage (partially completed)
- Purchaser must be registered on the 'self-build register' with Sedgemoor council and have a connection with the parish of Wedmore
- Situated on the outskirts of Wedmore Village

Planning

Planning consent was allowed on the 28th October 2021 planning reference number 50/21/00059 for full planning permission for conversion of an existing building into a two-bedroom bungalow and the erection of a detached garage with the formation of a driveway and soft landscaping. Particular notice should be taken of the following condition as stated on the planning permission: -

The dwelling hereby permitted shall be planned, built and first occupied in accordance with the definition of self-build and custom housebuilding as defined in the Self-build and Custom Housebuilding Act 2015 (as amended) and as the sole or main residence of a person on the Councils Self Build Register with an appropriate local connection to the parish of Wedmore.

Services

We advise purchasers to make their own enquiries and satisfy themselves as to the availability and capacity of any services.

Viewing arrangements

The site can be viewed from the Wells Road, but for access please make an appointment through the selling agent for health and safety reasons.

Location

The historic village of Wedmore has a wealth of local amenities, including a village shop, butchers, fish mongers and three pubs. Transport links to the A38 with direct links to Bristol International Airport (c 14 miles) and the M5 junction 22 (c 7 miles). The Cathedral City of Wells is c 12 miles distant whilst the larger centres of Bristol and Bath are c 23 and 30 miles respectively. The property also falls within the popular Hugh Sexey/Kings of Wessex Academy catchment area.

Directions

From the Wedmore office proceed west along The Borough, turning left at the end of the road onto Coombe Batch, passing The New Inn on your right hand side. Continue straight ahead onto the Wells Road, the plot is situated immediately after Little Owls Nursery on the left hand side.

Local Information Latcham, Wedmore

Local Council: Somerset

Council Tax Band: F

Heating: Oil central heating

Services: Main electric & water, private drainage

Tenure: Freehold



Motorway Links

- M5 J22



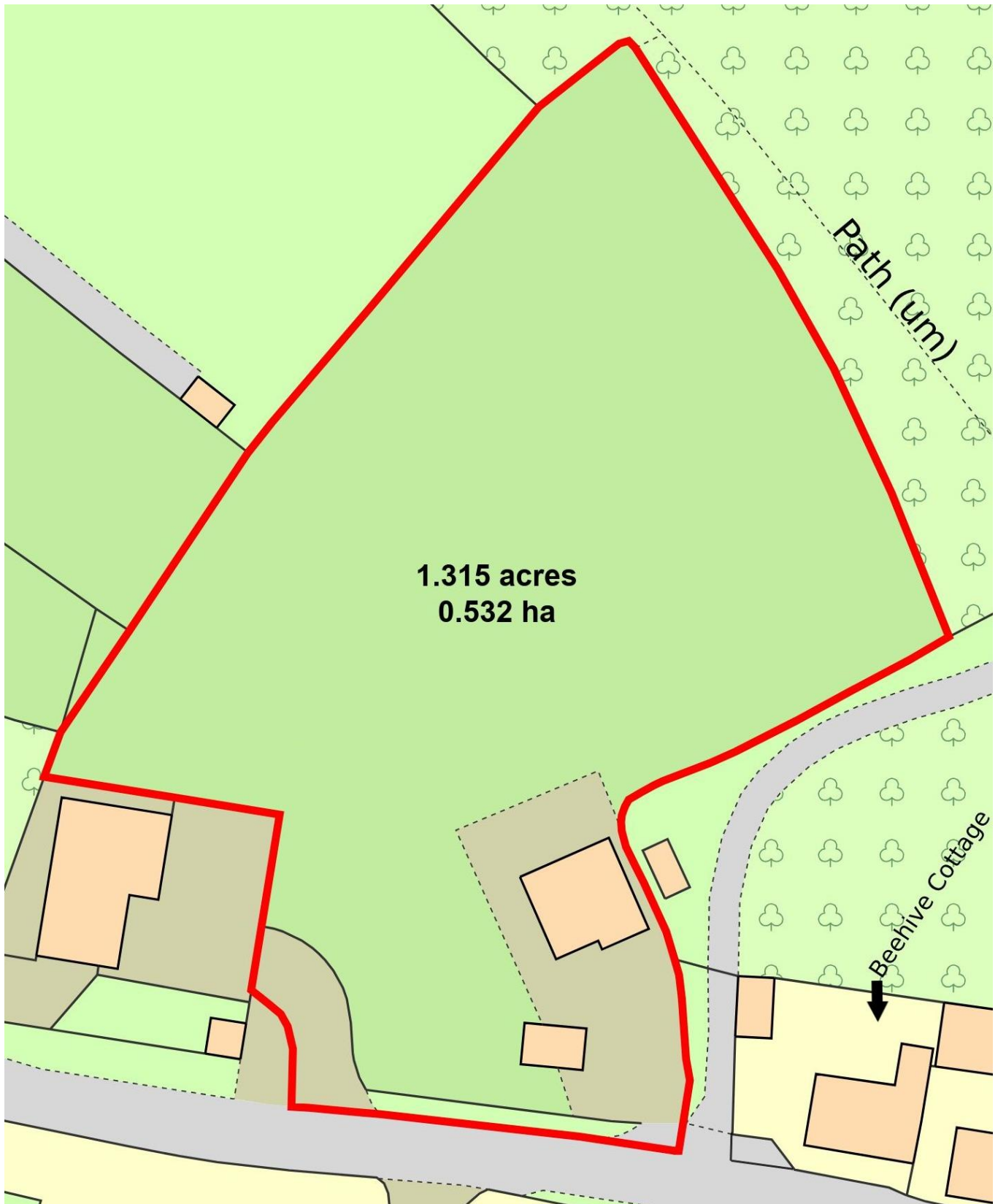
Train Links

- Highbridge & Burnham
- Weston super Mare



Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



WEDMORE OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

