

Building Plot,

Crickham Lane, Crickham,
BS28 4JX



£170,000 Guide Price

A rare opportunity to purchase a building plot with outline planning permission granted for a self-build, single dwelling with some matters reserved. The plot is situated within a peaceful hamlet, just a short distance from the village of Wedmore.

Building Plot, Crickham Lane, Crickham, BS28 4JX

£170,000 Guide Price, Freehold

DESCRIPTION

- **Building plot for a detached dwelling, outline planning permission granted**
- **Purchaser must be registered on the 'self-build register' with Sedgemoor council and have a connection with the parish of Wedmore**
- **Situated within a peaceful hamlet just a short distance to the popular village of Wedmore offering a wealth of amenities**
- **Positioned on a no-through lane with access to wonderful walks**

PLANNING

Planning consent was allowed on the 26th May 2021 planning reference number **50/21/00023** for outline planning permission, with some matters reserved, erection of a self-build, single storey dwelling,

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 Crickham Lane, but for access please make an appointment through the selling agent for health and safety reasons. Please be mindful of residents when parking.

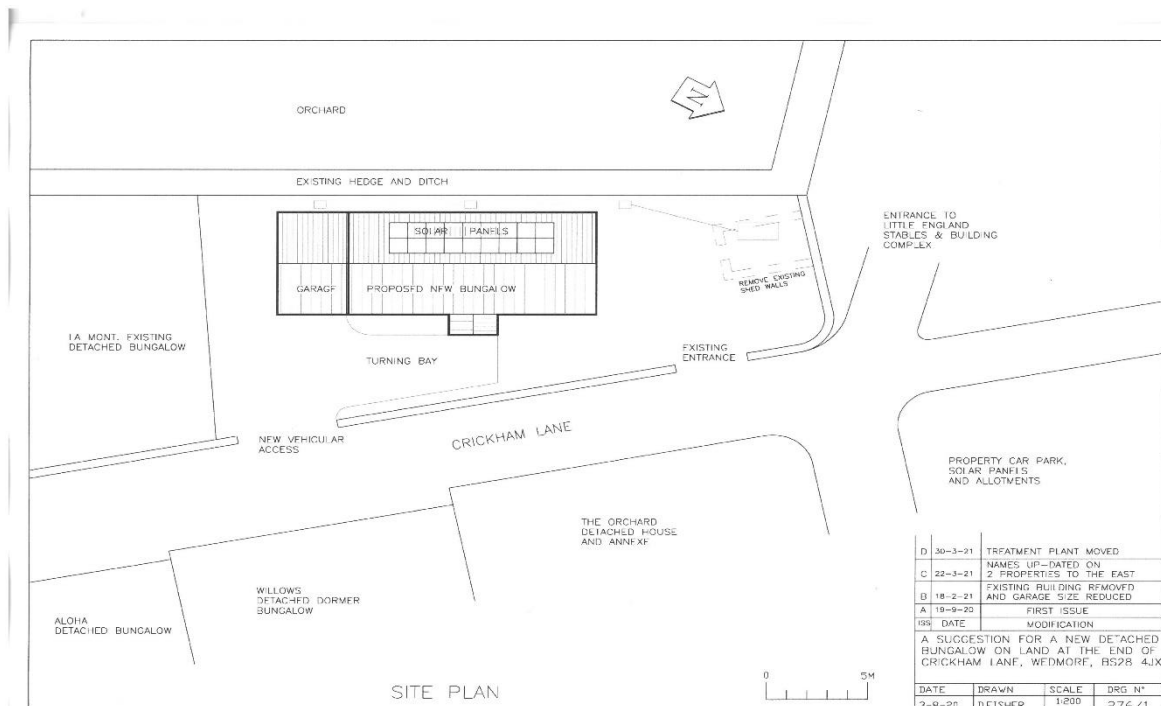
Location

Crickham is a small hamlet situated just one mile from the village of Wedmore, and holds a real sense of community holding many local events with the neighbouring hamlets of Cocklake and Clewer, including the annual 3 C's Harvest home. There is also a public house nearby called the Trotters. The hamlet also has a beautiful Baptist Chapel with stunning views across the Moor and to the Mendip Hills and Glastonbury Tor.

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 east along the Cheddar road, after a mile, take the road on the left called Rug Hill, continue up the hill where the road bends round to the left. At the Crickham Chapel take the lane straight ahead, Crickham Lane, and the property can be found shortly after on the left-hand side as marked by our 'For Sale' board.



WEDMORE OFFICE

Telephone 01934 713296

Providence House, The Borough, Wedmore, Somerset, BS28 4EG

wedmore@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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.





Local Information Wedmore

Local Council: Sedgemoor District Council

Council Tax Band: TBC

Services: Buyer must make their own enquiries.
Private drainage

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Highbridge Train Station



Nearest Schools

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