



Building plot at Ansford Hill, Castle Cary, BA7 7JN

Guide Price £450,000
Freehold

COOPER
AND
TANNER

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 4  1  5  Approx 1.4 acres EPC N/A

Description

Not very often does an opportunity arise as afforded by this building plot; the chance to create a contemporary designed family home in approximately 1.4 acres of land on the outskirts of the wonderful town of Castle Cary.

Consent was granted on 24th May 2024 for the demolition of the range of agricultural barns and for the erection of a detached dwelling on a different part of the site as shown on the site plan below.

The accommodation has been designed in such a way that the living accommodation is on the first floor with a roof terrace with glass balustrades allowing the most to be made of the superb rural views.

The ground floor will comprise a large entrance hall with a cloakroom and stairs rising to the first floor. There are four large double bedrooms each of which will have an en suite shower room.

On the first floor there will be open plan living accommodation with space for the kitchen, dining room and sitting room. Doors then lead out onto the roof terrace.

Subject to obtaining any of the necessary consents, the layout and design of the property could be altered to suit other living arrangements.

Outside

To the side of the plot is an open yard area which will provide ample parking and turning space. The consent allows for the small, detached barn to be retained and used as a garage and store.

The vendors have marked on site the area shown as edged red on the identification plan which extends in total to approximately 1.4 acres. There is a degree of flexibility over this area with the vendor willing to sell a little more land, or indeed a little less.

Location

Castle Cary is vibrant and popular market town with a fantastic range of independent shops and businesses on the busy High Street. The town also offers a good range of amenities including schools, health care providers and community library. The neighbouring town of Bruton is home to the renowned Hauser and Wirth gallery and the wonderful Newt Hotel and Gardens are just up the road in Hadspen.

The town has a mainline railway station which sits on the Penzance to London Paddington line and provides a regular service for commuters. The area is also well served with road connections with the A303 and A37 being close by.



Southwest elevation

Services

Mains water is connected to the site via an agricultural supply. Potential purchasers must rely on their own enquiries about the location and suitability of any services and the making a connection into them.

Planning

Planning reference 23/02611/FUL. Copies of the plans and consent can be downloaded from the Somerset Council website.

Rights of way

The vendor owns the track leading from the road and the plot will be granted full rights of access over it up to the point where it becomes the private drive of the plot.

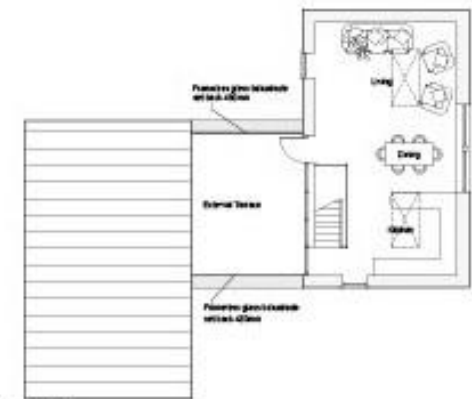
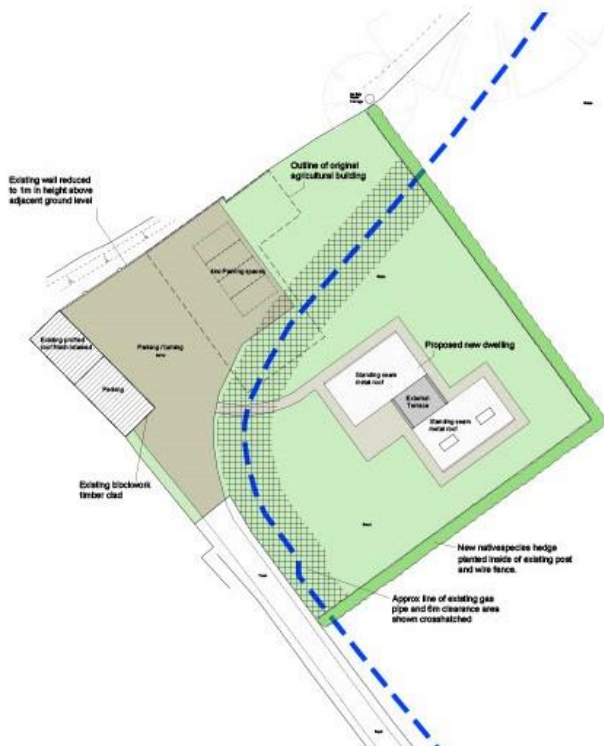
Agents note

The broken blue line on the site plan below shows the approximate position of an existing gas pipe with the hatched area to the side showing the required 6m clearance.

Directions

The entrance track to the plot will be found on Ansford Hill just opposite the entrance to Tuckers Lane. The plot will be found at the end of the track. Please park with courtesy when viewing and do not block the neighbouring properties.

What3Words: vote.reckon.hillsides will take you to the driveway.



First floor plan



Ground floor plan





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