



Residential Development with full planning for a four-bed detached dwelling with large garden and parking

Woolverton BA2 7QT

OIRO £250,000

COOPER
AND
TANNER

Development with planning for a 4-bedroom detached dwelling with garden and parking

- Residential Development opportunity
- Development with full planning consent for a 4-bedroom detached dwelling
- Planning Application number 2024/2161/FUL (Somerset Council Mendip East)
- Close by to the Town of Frome and City of Bath
- The vendor would be willing to negotiate on further stables and additional land separately from this sale.

Description

We are delighted to be able to offer this exciting development opportunity in the village of Woolverton. The site is located on the south side of the village with beautiful views over the countryside including 'Cley Hill' and 'Westbury White Horse' and with the added benefit of excellent vehicle links to Bath and Frome. The site has obtained full planning permission for a four bedroom detached dwelling with a large garden and space for parking, which will be the conversion of the existing barn.

The site is not within a flood zone and the topography is level.

Access and Directions

Access to the site is off the main A36 and if you are travelling from Bath towards Frome you pass the Red Lion Pub on your left hand side, you will then

need to take the 2nd right hand turn onto a lane. Carry on along the lane until you reach a 'Y' junction, you will find this development opportunity on the right hand side.

Community Infrastructure Levy (CIL) Payment

There is no CIL payment required for this development.

Planning

Planning was granted on the 28th of February 2025. This planning was an upgrade from the original application which was granted under Q Class to accommodate a first floor.

Further details regarding the planning consent can be found via the Somerset (Mendip East) online planning portal using planning reference 2024/2161/FUL.

Interested parties must satisfy their own planning investigations.

Location

Woolverton is a small hamlet between the villages of Rode, Beckington and Norton St Philip and is six miles from Frome and ten miles from Bath. Each village has an excellent primary school, public house, sports field, village shop and vibrant communities. Beckington also has the added benefit of a Marks and Spencer mini-supermarket and 24-hour garage and the outstanding and award-winning White Row Farm shop with Scallop Shellfish and Chip shop. Babington House is located nearby.



Viewing

Strictly by prior appointment with Cooper and Tanner. Tel. **01373 455060**.

Please note this land is open to the elements and suitable precautions and care should be taken during viewings.

Wayleaves, easements and rights of way

The land will be subject to and with the benefit of all rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cable, drains, water and gas and other pipes whether referred to in these particulars or not.



Plan for identification purposes only

Local Council:

Somerset Council (Mendip East)

Services: Prospective purchasers will need to provide services to the boundary of the Vendors retained land and they must also satisfy themselves as to the location and capacity of any services.

Method of Sale:

Private treaty

Tenure:

Freehold



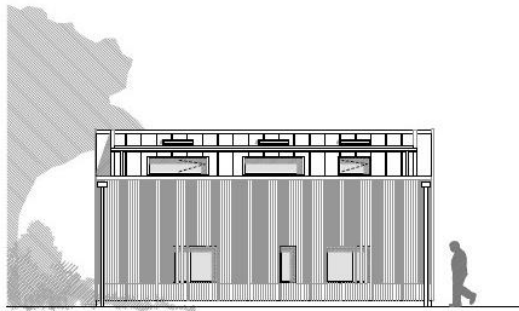
Motorway Links

- A36
- M4

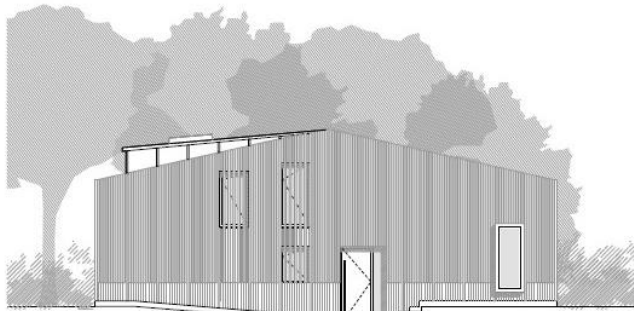


Train Links

- Avoncliff Station (approx. 3.9 miles)
- Freshford Station (approx. 4 miles)
- Frome Station (approx. 4.1 miles)

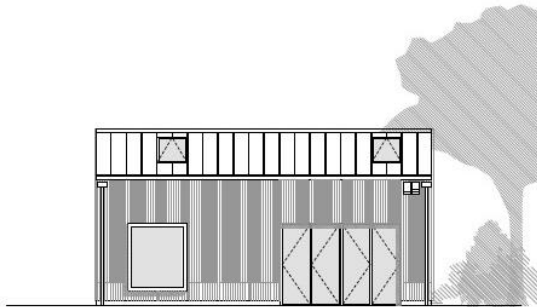


01, PROPOSED NORTH ELEVATION
150 @ A1

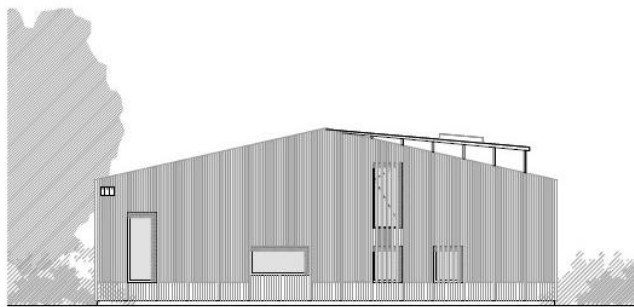


02, PROPOSED WEST ELEVATION
144 @ A1

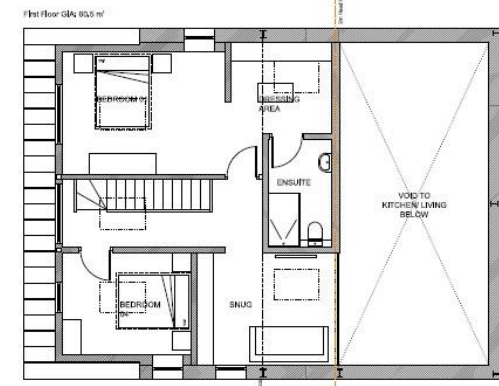
Proposed Elevations



03, PROPOSED SOUTH ELEVATION
150 @ A1

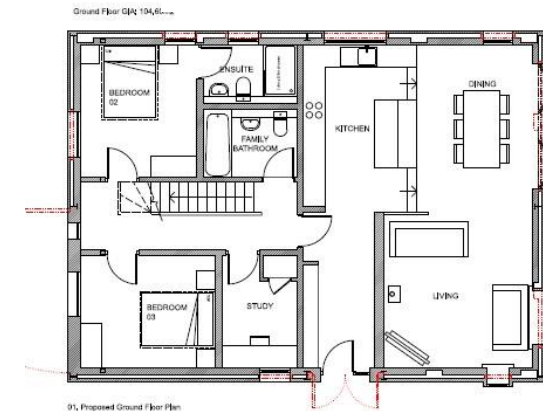


04, PROPOSED EAST ELEVATION
150 @ A1



02, Proposed First Floor P1—
150 @ A1

Proposed Floor Plan



01, Proposed Ground Floor Plan
150 @ A1

Important Notice –

Cooper and Tanner for themselves and for the Vendors of this land, whose agents they are, give notice that:

- The particulars are prepared in good faith to give a fair, and substantially correct, overall description for the guidance of intending purchasers. They do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- No person in the employment of Cooper and Tanner has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Cooper and Tanner nor enter into any contract on behalf of the Vendor.

DEVELOPMENT DEPARTMENT

Telephone 01373 455060

Telephone 01458 831077

development@cooperandtanner.co.uk

www.cooperandtanner.co.uk

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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.

