



Residential Development with outline planning for two x four bed detached dwellings with access and parking

Bath Road, Beckington BA11 6SW

Guide Price £275,000 Freehold

COOPER
AND
TANNER

Plot with outline planning for 2 x 4 bedroom detached dwellings in Beckington BA11 6SW

- Residential Development opportunity
- Development with outline planning consent for 2 x 4 bed detached dwellings
- Planning Application number 2023/1655/OUT (Mendip Council)
- Road Frontage
- Extremely desirable location

Description

We are delighted to be able to offer this exciting development opportunity in the village of Beckington. Located next to the village cricket ground access to the land is via an existing access to with a road sweeping in front of the properties. Parking has been designed for three cars per plot. The site has outline planning for two dwellings; both four bedrooms.

The site is not within a flood zone and the topography is level. There will need to be a relocation of an existing overhead power cable which can be seen on the top image to the right on this page.

Method of Sale

For Sale by private treaty, offers invited.

Community Infrastructure Levy (CIL) Payment

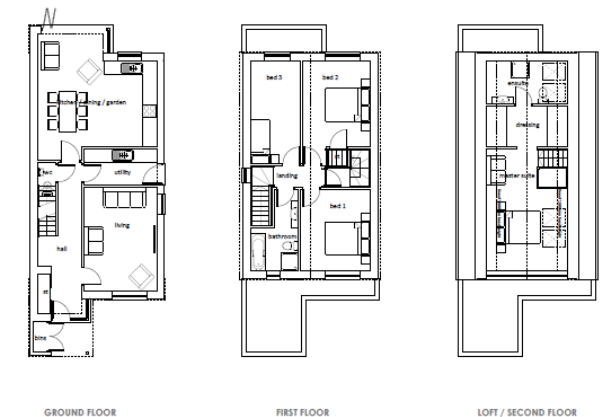
CIL payment will be calculated on the submission of the reserve matters.

Planning

Planning was granted on the 14 February 2025. Further details regarding the planning consent can be found via Mendip Council online. Interested parties must satisfy their own planning investigations.

Location

The thriving village of Beckington offers a lively Anglican church, two public houses, tennis, football and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with Babington House, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep. The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby. The historic market town of Frome is 4 miles away and features the highest number of listed buildings in Somerset. Longleat House and safari park and its many attractions are nearby. Private schools are to be found in Bath, Bruton, Castle Cary, Cranmore, Glastonbury, Street, Warminster, and Wells.



Proposed Floor Plans



Proposed Street Elevations

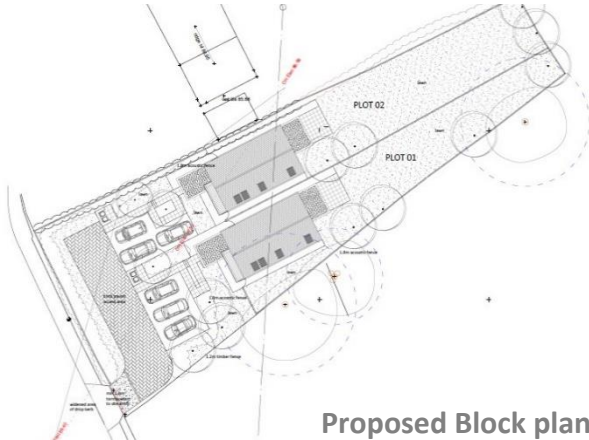
Viewing

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.



Proposed Block plan



Pro map for identification purposes only

Local Council:

Somerset Council (East) (formerly Mendip)

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.

Tenure:

Freehold



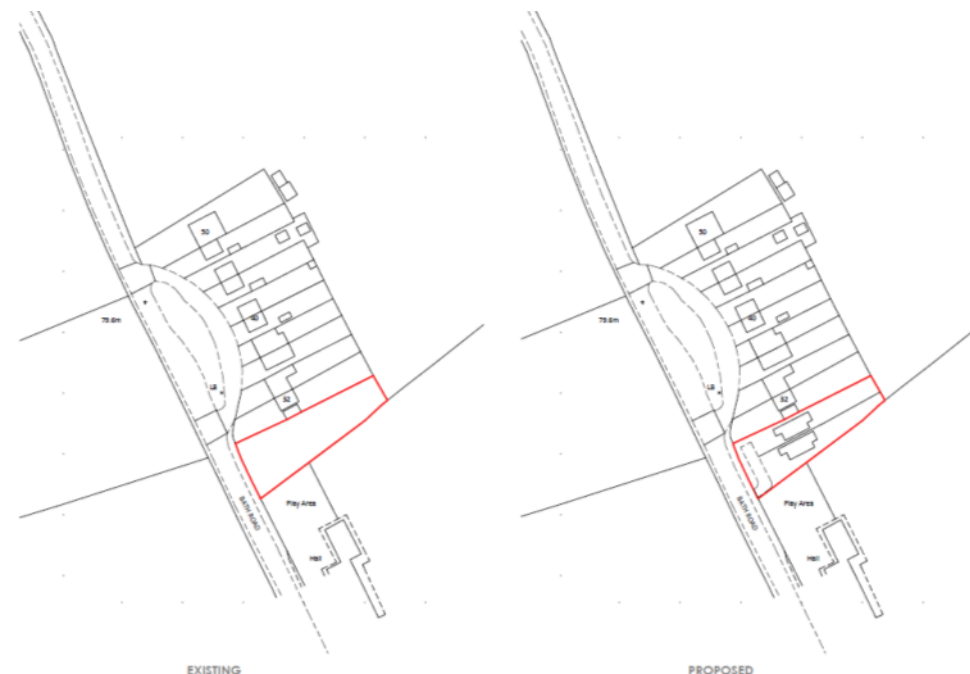
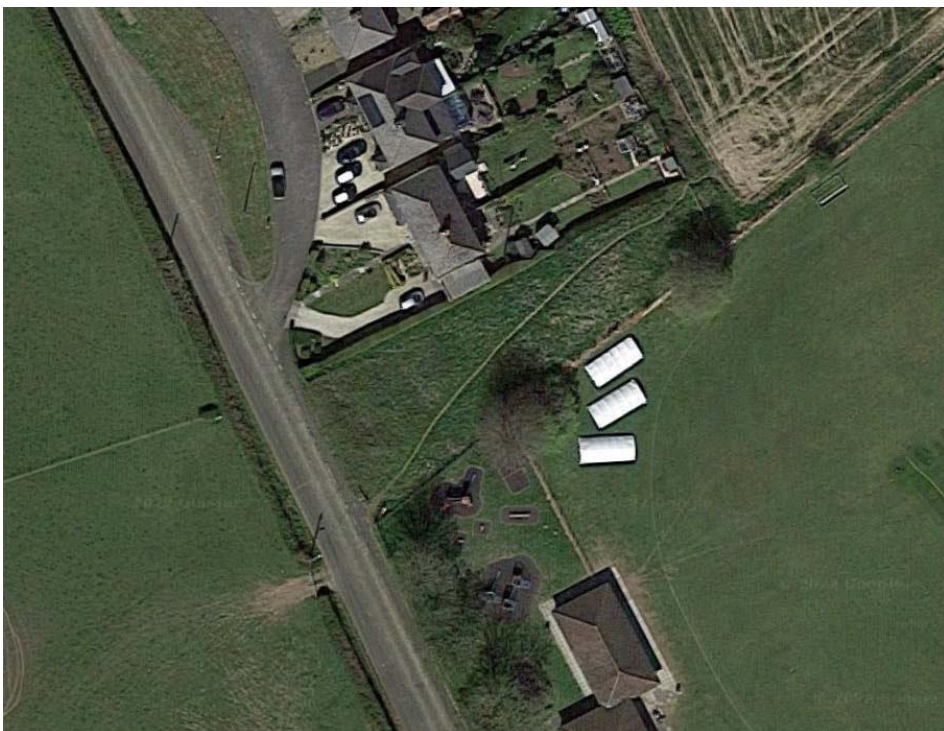
Motorway Links

- A36/A361
- M4



Train Links

- Frome
- Dilton Marsh
- Westbury



Proposed Site Plan

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

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