



Development Opportunity
Additional land by separate negotiation

£625,000 Freehold

Maldon Farm Barns
Cocklake
Wedmore BS28 4HF

**COOPER
AND
TANNER**



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Development Opportunity Yard and Barns Additional land by separate negotiation

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Description

In the stunning rural location of Cocklake, with breath-taking panoramic views to The Mendips, is this exceptional plot with two detached, agricultural buildings benefitting from prior approval for conversion into two substantial dwellings. Situated in this peaceful countryside setting, the proposed buildings will enjoy enviable uninterrupted views which need to be seen to be appreciated.

Prior approval for agricultural to dwelling was granted by Sedgemoor District Council on 13th February 2023, reference number 50/22/00116 for change of use of agricultural building to 2no. dwelling and associated operational development. Copies of the consent and associated plans are available for viewing via Somerset Council's planning online, and search under 'Sedgemoor (North)'.

Cocklake is a small hamlet situated just one mile from the historic village of Wedmore and holds a real sense of community with many local events with the neighbouring hamlets of Crickham and

Clewer. Wedmore offers a good selection of shops including a chemist and a newsagent. The village of Wedmore has three public houses and numerous clubs including Wedmore Golf Club, Wedmore Opera, a thriving W.I., football, tennis, bowls, and cricket clubs. There is a doctors' surgery and a dental surgery in the village and there are also active children's groups such as scouts, cubs, brownies and guides. Local state schooling includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy providing comprehensive education and a sports centre (including swimming pool and fitness gym). Private education is also available at Millfield School, Street and at the Cathedral School at Wells.

Local Information Cocklake, Wedmore

Local Council: Somerset

Council Tax Band: N/A

Services: Potential purchasers are advised to make their own enquiries into the adequacy and availability of services

Tenure: Freehold



Motorway Links

- M5



Train Links

- Weston-super-Mare
- Highbridge



Nearest Schools

- Wedmore First School
- Fairlands Middle School
- Kings of Wessex Academy



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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.

