



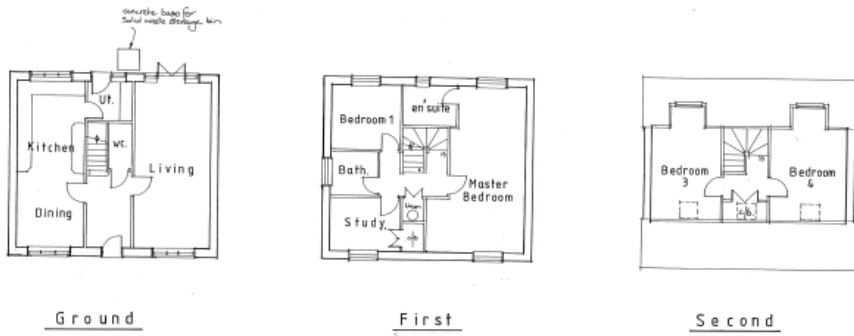
Land with Planning Permission for 2 no. four bedroom detached properties with garages

£250,000 Freehold

Land to the rear of Church Cottages
Main Road, Coxley,
Nr Wells, BA5 1RG

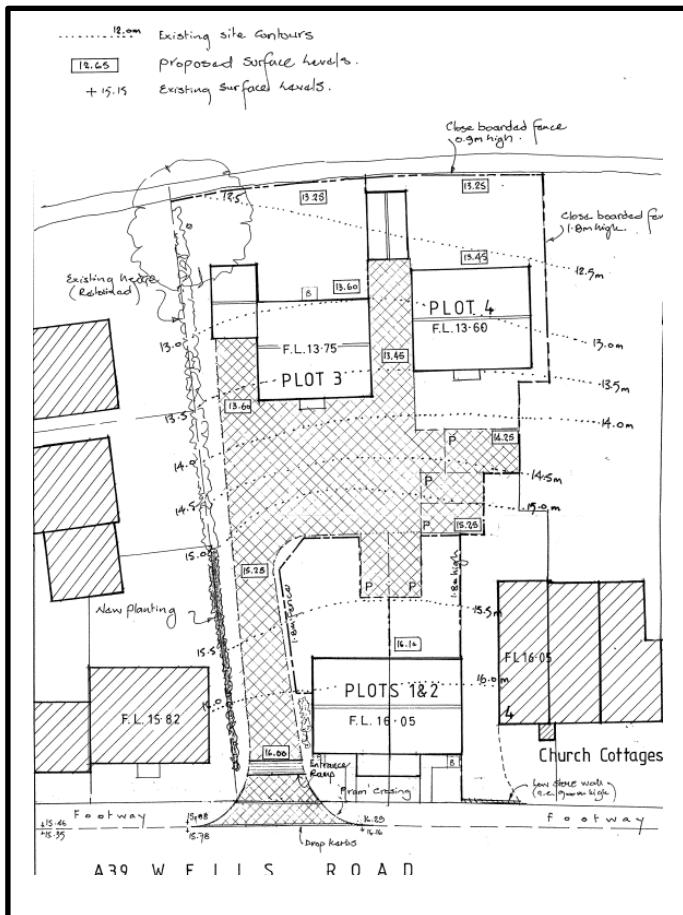
COOPER
AND
TANNER

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Client	D.J. & C.A. WELCH
Scheme	DEVELOPMENT AT LAND ADJOINING No.4 CHURCH COTTAGES COXLEY
Drawing Title	PLOTS 3&4 FLOOR PLANS & ELEVATIONS
Consultants	E. C. & A. B. STOCKLEY Building Consultants 49 Clarendon Avenue Trompsburg, Witwatersrand 2009 Tel. 011 558 7953
Drawing No.	07-6-3
Scale	1:100
Date	March 07
Revision	

APPROVED FOR PERMIT
DATE: 15 JUN 2007
1658707



Land to the rear of Church Cottages Main Road, Coxley, Nr Wells, BA5 1RG

Land with Planning Permission for 2 no. four bedroom detached properties with garages

£250,000 Freehold

DESCRIPTION

A rare opportunity to purchase a plot of land with planning permission to erect 2 no. Four bedroom detached houses, with garages and gardens.

Set in the popular village of Coxley, just 1 1/2 miles from the city of Wells. On the ground floor the properties would comprise; an entrance hall with downstairs cloakroom, Dual aspect sitting/dining room, generous dual aspect sitting room.

On the first floor would be the principal bedroom with ensuite, a second bedroom, a study and the family bathroom.

On the second floor would be two further bedrooms (four in total).

OUTSIDE

A drive leads from the main road to the plot. The proposed properties would both benefit from a garage and off road parking. The proposed gardens overlook open fields.

PLANNING REFERENCE

Mendip District Council planning Reference: 116658/006
Please note: The original planning application was for four dwellings – plots 1 & 2 have already been built and the planning permission is classed as current.

LOCATION

Coxley is a small village situated a short distance to the south of Wells (approx. 5 minutes drive) and offers facilities

including a village hall, primary school, church and restaurant.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Viewing is strictly by appointment with Cooper and Tanner.
Tel: 01749 676524

DIRECTIONS

From Wells take the A39, signposted to Glastonbury. Continue for approx. 1 1/2 miles to the village of Coxley, continue along the main road, the land can be found on the right hand side down a lane next to 6 Church Cottages (opposite the church).

REF:WEELJAT23092022

Local Information Wells

Local Council: Mendip

Council Tax Band: Not applicable

Heating: Gas available in the main road

Services: Mains drainage, gas and electricity available nearby

Tenure: Freehold



Motorway Links

- M4
- M5



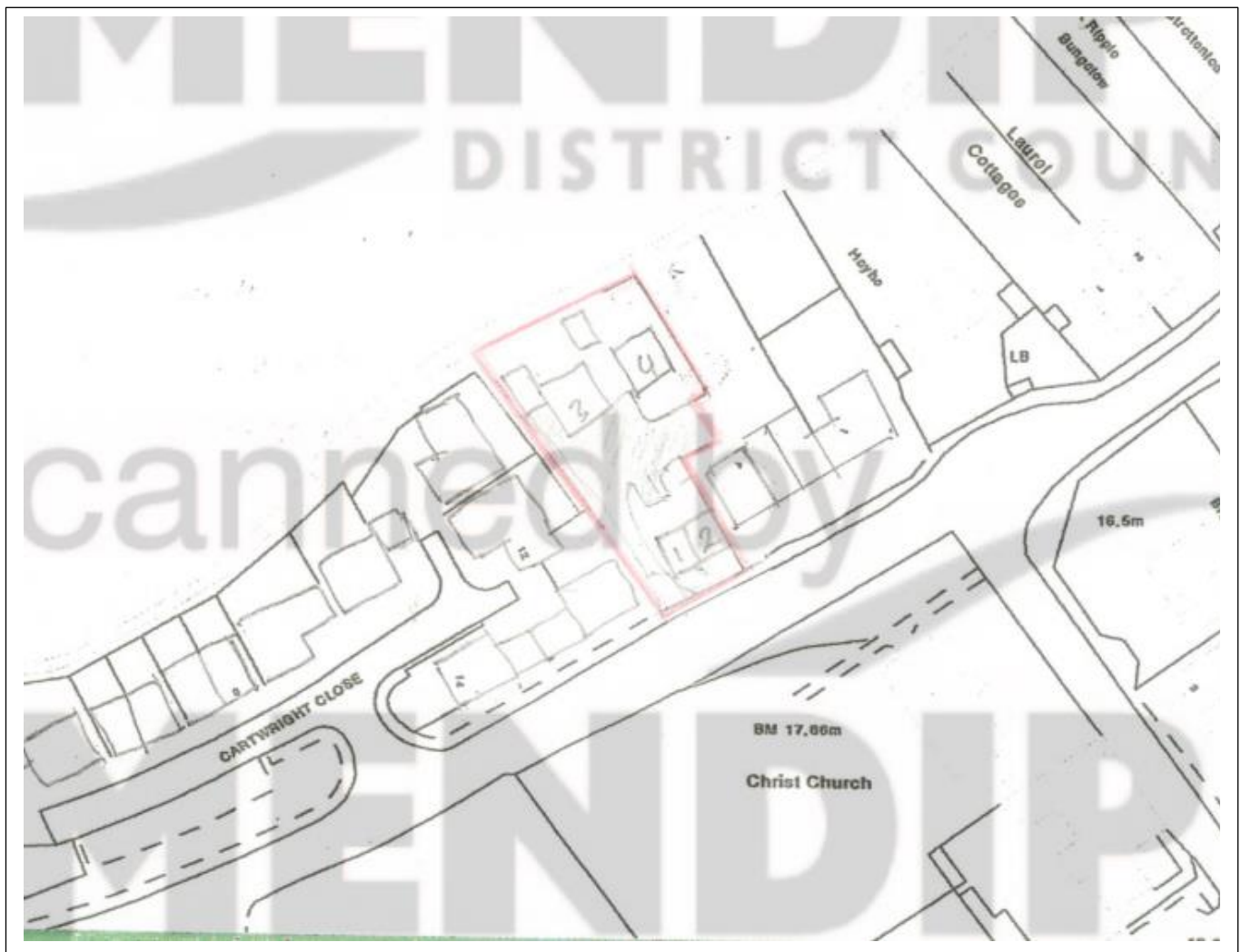
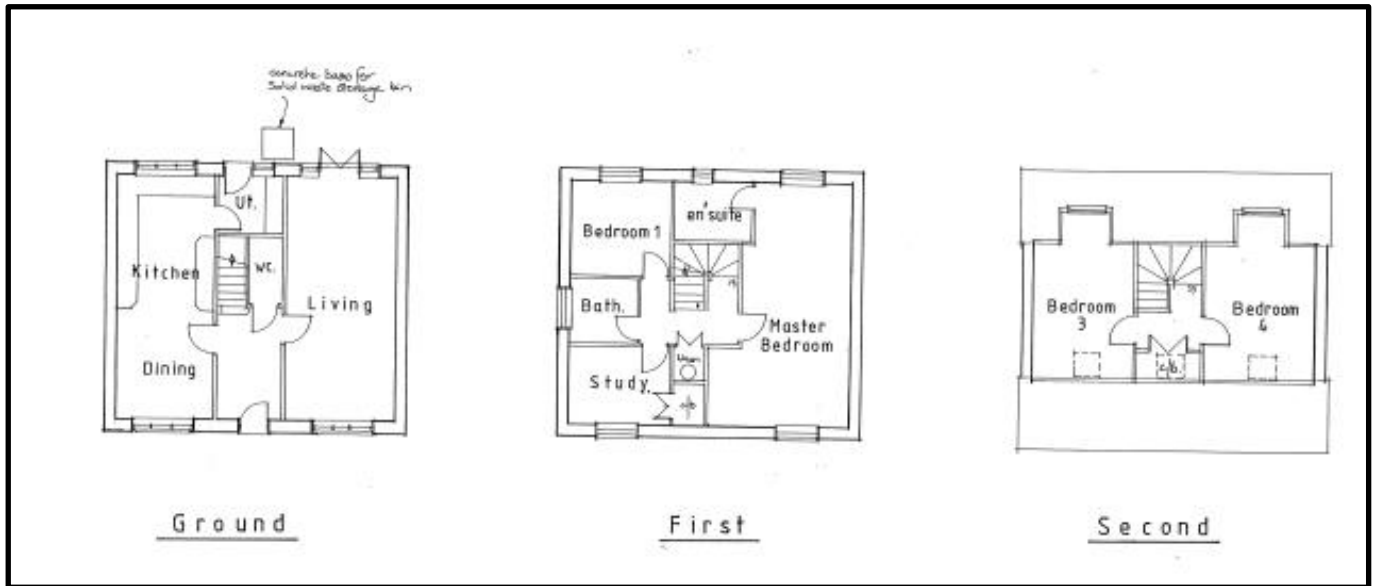
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Coxley (primary)
- Wells (primary & secondary)



WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk



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.

