

Building Plot,

Crickham Lane, Crickham,
BS28 4JX



£130,000 Guide Price

A rare opportunity to purchase a building plot with lapsed outline planning permission granted for a self-build, single dwelling with some matters reserved. The plot is situated within a peaceful hamlet, just a short distance from the village of Wedmore.

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£130,000 Guide Price, Freehold

DESCRIPTION

A rare opportunity to purchase a building plot with lapsed outline planning permission granted for a self-build, single dwelling with some matters reserved. It is accompanied by an Environment Agency Permit with a nutrient neutrality assessment and mitigation strategy. The plot is situated within a peaceful hamlet, just a short distance from the village of Wedmore.

PLANNING

The planning consent which was granted on the 26th May 2021 has now lapsed. The planning reference number is **50/21/00023**, which was for outline planning permission, with some matters reserved, erection of a self-build, single storey dwelling. Notice should be taken of the following condition as stated on the planning permission:

‘The dwelling hereby permitted shall be planned, built and first occupied in accordance with the definition of self-build and custom housebuilding as defined in the Self-build and Custom Housebuilding Act 2015 (as amended) and as the sole or main residence of a person on the Council’s Self Build Register with an appropriate local connection to the parish of Wedmore.’

SERVICES

We advise purchasers to make their own enquiries and satisfy themselves as to the availability and capacity of any services.

VIEWING ARRANGEMENTS

The site can be viewed from the Crickham Lane, but for access please make an appointment through the selling agent, for health and safety reasons. Please be mindful of residents when parking.

AGENTS NOTE

The property is registered freehold with the title being qualified because of very old leases. An indemnity insurance for the qualified title can be offered to any prospective purchaser.

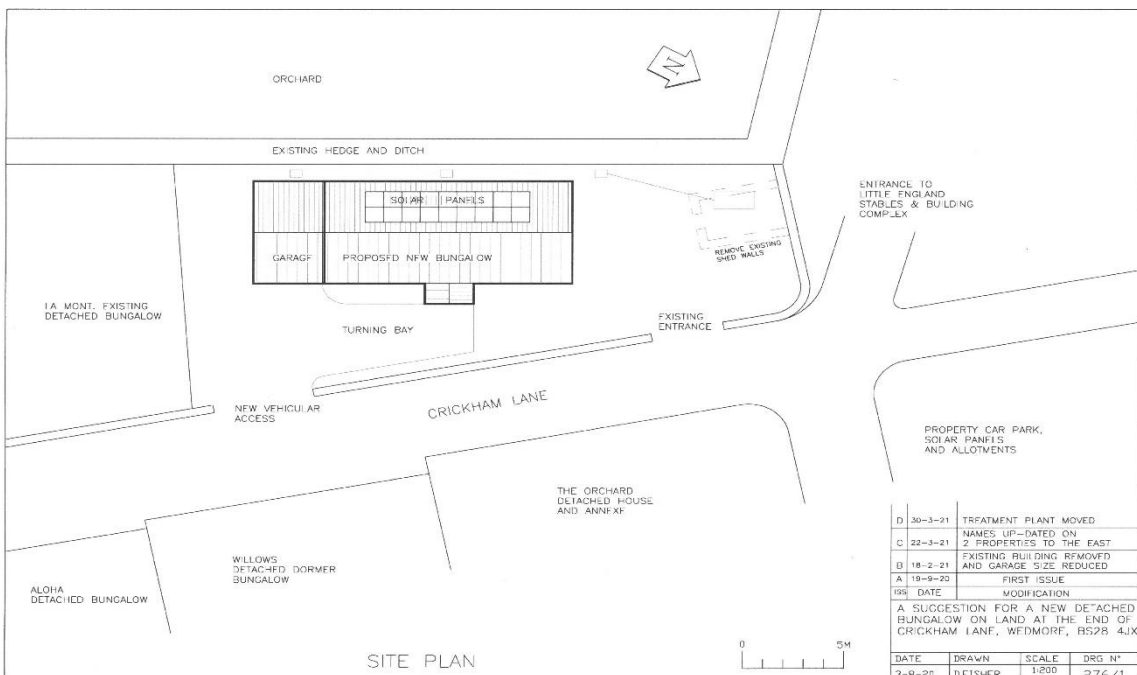
LOCATION

Crickham is a small hamlet situated just one mile from the village of Wedmore and holds a real sense of community holding many local events with the neighbouring hamlets of Cocklake and Clewer, including the annual 3 C’s Harvest home. There is also a public house nearby called The Trotter Inn. The hamlet also has a beautiful Baptist Chapel with stunning views across the Moor and to the Mendip Hills and Glastonbury Tor.

Wedmore is a thriving historic village with an exciting social and commercial centre featuring a wide range of retail and leisure facilities including boutique shops, newsagents/general stores, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and public houses. Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities. There is a community run bus service to the larger nearby towns. Local schools are Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses. The area is in close proximity to Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath.

DIRECTIONS

From the Wedmore office proceed north along the Cheddar Road, after a mile, take the road on the left called Rug Hill, continue up the hill where the road bends round to the left. At the Crickham Chapel take the lane straight ahead, Crickham Lane, and the property can be found shortly after on the left-hand side.



WEDMORE OFFICE

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**COOPER
AND
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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.



RICS



OnTheMarket



Local Information Wedmore

Local Council: Somerset Council

Council Tax Band: TBC

Services: Buyer must make their own enquiries.
Private drainage

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Highbridge Train Station



Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy