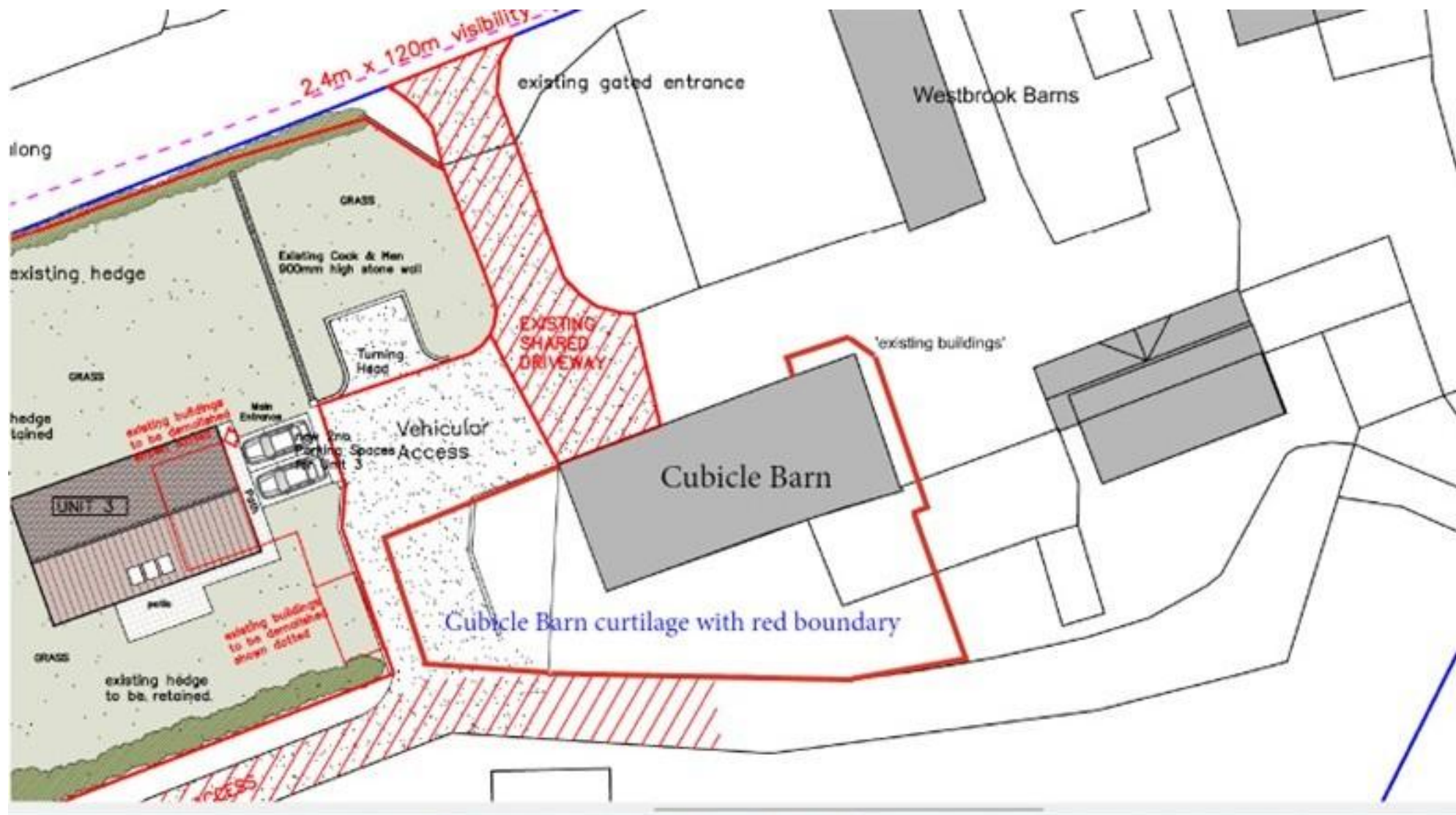




The Cubicle Barn, Leighton Lane, Evercreech BA4 6DS

Offers in Excess of £350,000 Freehold

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Plan for identification purposes

The Cubicle Barn

Leighton Lane, Evercreech BA4 6DS

 3  1  2 EPC n/a

Offers in Excess of £350,000 Freehold

Description

Located on the edge of this popular village and adjoining farmland, this former agricultural barn has been granted planning permission (2024/0756/FUL) to be converted into a single dwelling house.

The planning allows for the change of use to a single dwelling. The plans indicate a well thought out three bedroom dwelling designed for modern day living and offering versatile accommodation with a large garden and private parking.

Currently comprising brick piers with timber infills externally and blockwork on the inner leaf supporting a steel framed roof topped with corrugated cement sheeting.

Currently the west end has a field gate, but the agreed plans show this replaced by full length, folding glass doors giving an open outlook towards Ditchheat Hill. At the far end the space has been divided into three interconnecting rooms. All areas have power and light.

Outside

The property is approached across a shared driveway. Double gates lead into the concrete parking apron and to the gardens. There is pedestrian access around the property.

Note to Purchasers

Additional land is available by separate negotiation.

Parties should satisfy themselves regarding planning history and potential opportunities.

Additional information

We are informed that there is a mains water and electricity supply but the location or capacity has not been tested or verified by the selling agents. Parties must rely upon their own investigations in relation to the location and capacity of any services. A private drainage supply is to be installed by the purchaser which will need to comply with building regulations /legislation.

VAT - We are advised the property is not elected for VAT.

Location

Evercreech is well placed for travel to the main centres of Bath, Bristol, Frome, Shepton Mallet and Castle Cary with its main line station to London Paddington. The village offers a range of facilities to include a co-op with -post office, bakery, pharmacy, doctors' surgery, a primary school, public house and a parish church.

Directions

Leave Shepton Mallet heading south on the A37, then onto the A371 Castle Cary. Proceed through the village of Prestleigh, and past the Bath and West Showground. Turn left at the crossroad into Leighton Lane. The property is on the right.

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GDAS have been measured in accordance with international property measurement standards (as incorporated within RICS Property Measurement, 2nd Edition 2018).

Areas are given to 2 decimal places unless stated otherwise.
Levels are given to 100mm unless otherwise stated.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.



Proposed elevations and floor plan

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