



Single Building Plot, Veal Lane Walton BA16 9RB

Guide Price £500,000

COOPER  
AND  
TANNER



# Single Building Plot

## Veal Lane, Walton BA16 9RB

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 4  3  3  4.3 acres EPC N/R

**Guide Price £500,000 Freehold**

### Description

Could this be your needle in a haystack? Cooper and Tanner are delighted to offer the rarest of opportunities, to acquire a substantial c.4.3acre single building plot with the benefit of full planning permission to demolish the existing agricultural buildings, create an independent highway access/driveway and construct a large detached four-bedroom home.

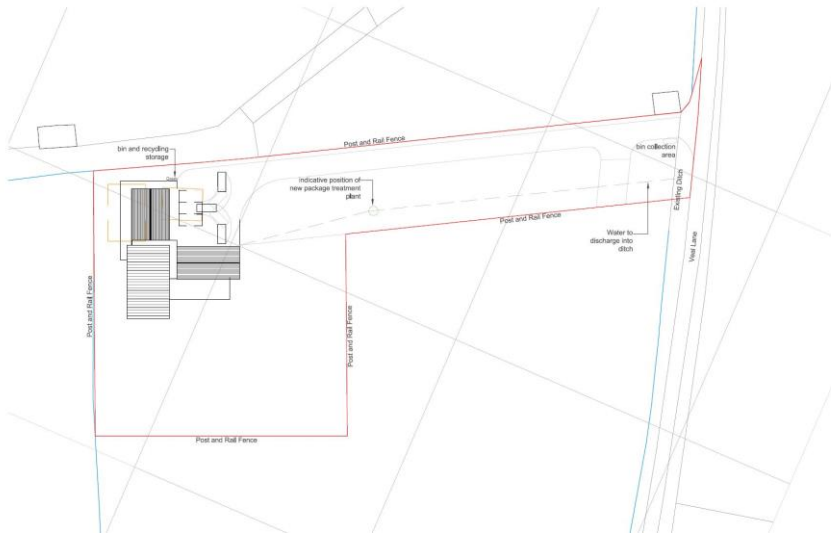
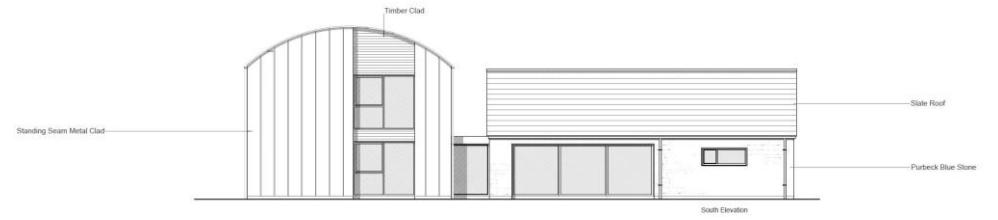
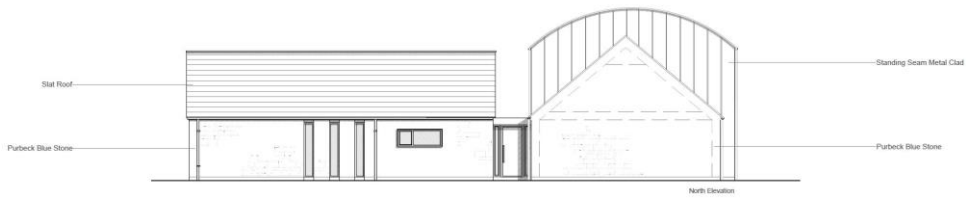
The new dwelling will be free from any AOCs and enjoys a stunning rural setting with exceptional countryside views. The position of the dwelling in the north-west corner of the plot and the innovative design by renowned local architects, will ensure an abundance of natural light internally as well as formal gardens bathed in daytime sunshine from the southerly aspect.

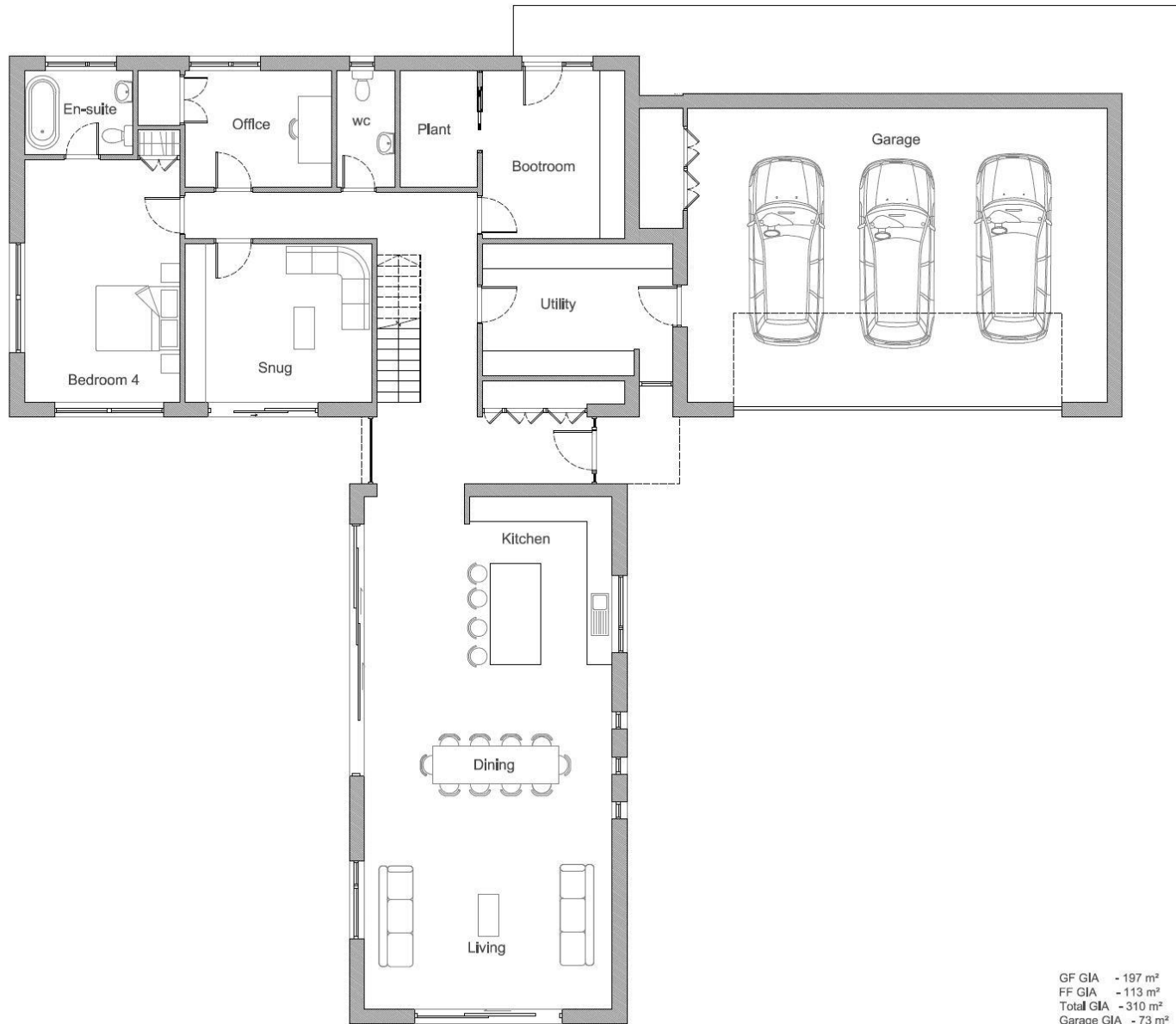
External materials and the appearance have been carefully considered to seamlessly blend a contemporary look with a subtle reminder of the former traditional agricultural buildings.

Far reaching views can be appreciated from all corners of the plot, over open countryside and towards Glastonbury Tor.

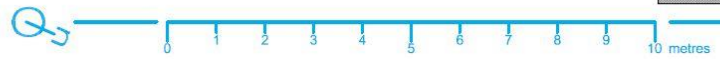
The successful purchaser will be responsible for satisfying reserved matters as stated in the conditions of the planning approval notice, ref: 2021/1283/FUL and agreements with our client regarding easements for connection to mains electricity, water and landline telephone if required.





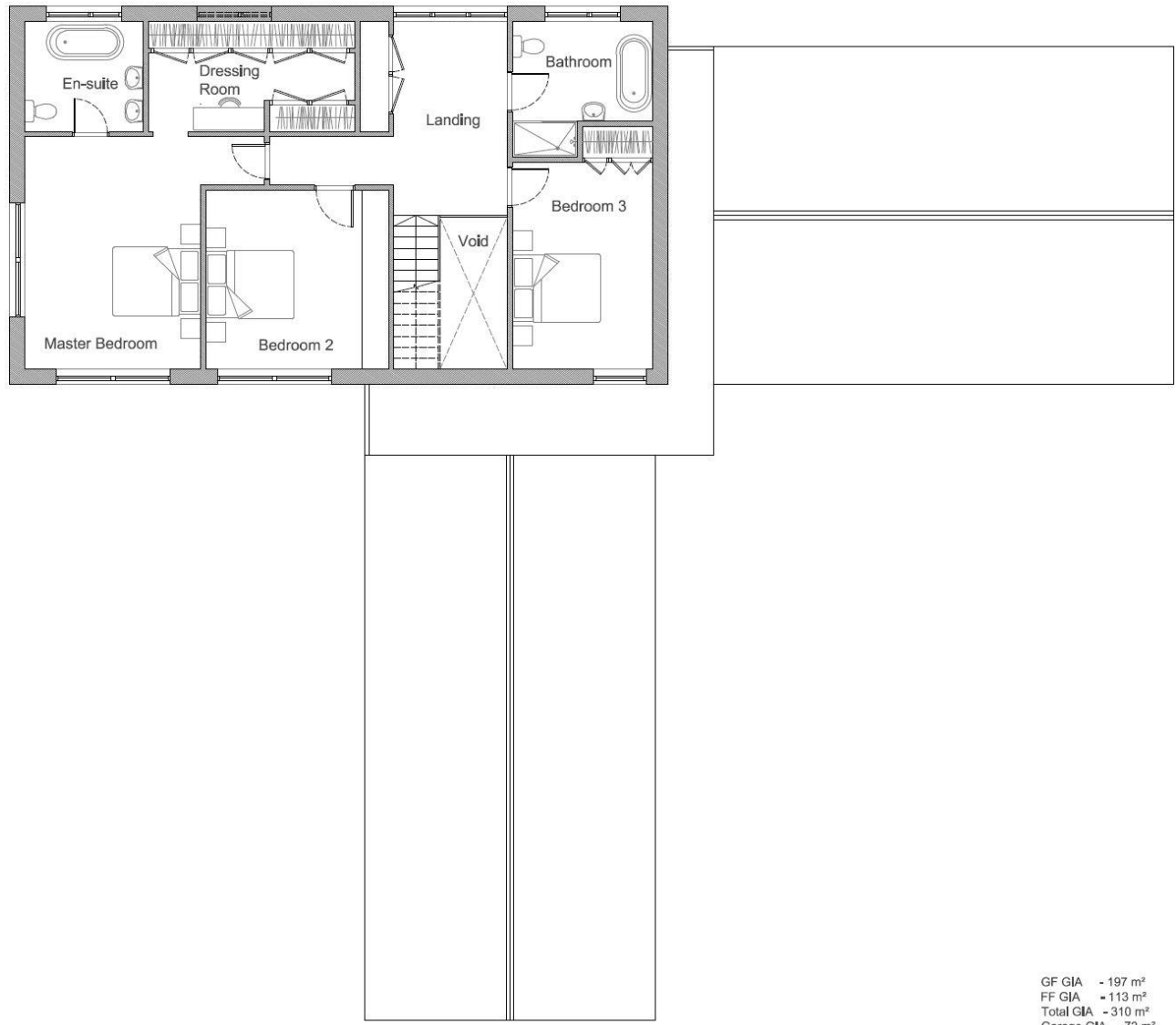


GF GIA - 197 m<sup>2</sup>  
 FF GIA - 113 m<sup>2</sup>  
 Total GIA - 310 m<sup>2</sup>  
 Garage GIA - 73 m<sup>2</sup>



orme

Haycroft Farm



GF GIA - 197 m<sup>2</sup>  
 FF GIA - 113 m<sup>2</sup>  
 Total GIA - 310 m<sup>2</sup>  
 Garage GIA - 73 m<sup>2</sup>



## Location

The plot occupies a rural position on the edge of the popular village of Walton, yet is within little more than 5 minutes' drive of a wealth of shopping and amenities in nearby Street. The village provides a highly regarded primary school, church, playing fields and village hall. Street and neighbouring Glastonbury offer a number of supermarkets, homewares stores, leisure facilities, medical centres and food/drink options. A wide range of quality educational facilities is also available locally, with Strode College, Crispin School and world-renowned Millfield Independent School, all found in Street. Excellent road links lead to M5 J23 or the A303/M3 directly to London, whilst Bristol Airport is within 45 minutes drive and Rail routes are found in Bridgwater, Yeovil and Castle Cary.

## Viewing Arrangements

Strictly by prior appointment with Cooper and Tanner, Street office. Please do not access the plot without prior consent, our agents will be conducting accompanied onsite inspections at regular intervals.



### Local Information: Walton (Nr. Street)

**Local Council:** Mendip District Council

**Council Tax Band:** TBC

**Services:** Main electric, water and landline telephone, subject to easements.

**Tenure:** Freehold



### Motorway Links

- M5 (J23)
- A303 Podimore



### Train Links

- Castle Cary (Paddington)
- Yeovil (Waterloo)



### Nearest Schools

- Millfield (private)
- Crispin (secondary), Strode College



**COOPER  
AND  
TANNER**

**STREET OFFICE**  
telephone 01458 840416  
58a High Street, Street, Somerset BA16 0EQ  
[street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)

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