



KNOTTS FARM

Brimclose Road, Dinnington, Hinton St. George, TA17 8SU

Offers in Excess of £850,000

Tamlyns

PROPERTY DESCRIPTION

Description

Residential development site, near Hinton St George. The site has planning permission for 5 residential dwellings, within a site of approximately 1.1 acres. The site provides a developer the opportunity to build 5 quality character homes, in this very unspoilt, yet easily accessible part of South Somerset. Currently the site has planning permission to convert 3 of the barns, to form 2 x 2 bedroom, 2 x 3 bedroom and 1 x 4 bedroom homes. All the barns are constructed of local hamstone with brick reveals and traditional clay tiled roofs, lending themselves very well to the proposed residential conversions.

Situation

The site is located in the heart of South Somerset, with the popular market town of Ilminster 3 miles away, the larger town of Crewkerne (4 miles) and the County Town of Taunton (16 miles). The A303 is around 3 miles from the property, providing ease of travel to London, Plymouth and the national road network.

The local area*

3 miles – Ilminster

4 miles – Crewkerne

* Distances are approximate & sourced from Google Maps

12.5 miles – Yeovil

16 miles – Taunton

Local Authority

South Somerset District Council

Tenure

Freehold

VIEWING STRICTLY BY APPOINTMENT ONLY
TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION
ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 458 241

agricultral@tamlyns.co.uk



PROPERTY DESCRIPTION

Location

Dinnington is a small village conveniently located within South Somerset. The village has a population of approximately 65 (2011 Census) and benefits from a popular pub. The larger village of Hinton St George, lies approximately 1.4 miles east of Dinnington, which provides excellent facilities, including a community run shop and Post Office, a pub and tea rooms. Crewkerne around 4 miles to the south and Chard 7.5 miles to the south-west provide further local amenities. The site benefits from good travel links, with Crewkerne train station and the A303 Trunk Road providing ease of access to London.

Site

The site is bounded by Brimclose Road and the neighbouring Knotts Farmhouse to the south and otherwise to open farmland. The site comprises of agricultural buildings and associated land around the buildings extending to approximately 1.1 acres (0.45 hectares). The site being offered for sale can be seen in the site plan, outlined in red. It is shown for identification purposes only and is not to be relied upon

Planning Permission

South Somerset District Council, on 23 July 2020, granted part demolition and development of traditional farm buildings into 5 no. residential dwellings (C3) (**application number: 20/01430/FUL**). All matters are reserved and the permission is subject to conditions.

Local Authority

South Somerset District Council Brympton Way Yeovil Somerset BA20 2HT 01935 462462 planning@southsomerset.gov.uk
www.southsomerset.gov.uk

Tenure

The land is of freehold tenure and full vacant possession will be given upon completion.

Method of Sale

The land is offered for sale by Informal Tender. Tenders are to be received in writing on the required Form of Tender to the Agent, **Tamlyns 35 Market Street, Bridgwater, Somerset, TA6 3EP** by no later than **Monday 12 October 2020 at 12 noon** and marked ***"Tender for Development Site at Dinnington"***. The vendors are not obliged to accept the highest nor any other tender. Should an accepted tender be received, the prospective purchaser will be expected to exchange contracts within 60 days of receiving the required Memorandum of Sale with completion scheduled to take place thereafter.

Wayleaves, Easements and Rights of Ways

The property is sold subject to any Rights of Way, Wayleaves Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not. A right is to be maintained for access and one parking space in favour of Flat 1, Knotts Farmhouse, the approximate position of which is shown in green on the brochure plan.

PROPERTY DESCRIPTION

Services

The land benefits from mains water and electricity and the planning consent is subject to installation of a private drainage system to serve the development.

Broadband

'Gigaclear' is currently building the infrastructure for ultrafast full fibre broadband connectivity to the village. Gigaclear can be contacted for further information about the date work will be complete at networkbuildcare@gigaclear.com

Overage

It is anticipated that the development will be sold subject to an 'uplift clause' to the effect that any additional planning consents, beyond the current consent, will give rise to an overage payment at 25% of any uplift in value, to be applied for a term of 25 years.

Directions

From Crewkerne, head west out of the town towards Chard on the A30 along Chard Road, for approximately 3.5 miles. Take a right at St Rayn Hill, signposted to Ilminster, for approximately half a mile, then take a slight right onto Fisher's Lane following signs for Dinnington. Take the middle of the three lanes (Chapel Lane). The property is straight ahead of you at the end of this lane.

From Ilminster, head east at Bay Hill signposted to Seavington St Michael, before taking a right turn towards Crewkerne at Townsend. Stay on this road and on past Kingstone Church on your left, for approximately 2½ miles before taking a slight left

onto Combe Road. After half a mile take the middle of the three lanes (Chapel Lane). The property is straight ahead of you at the end of this lane.

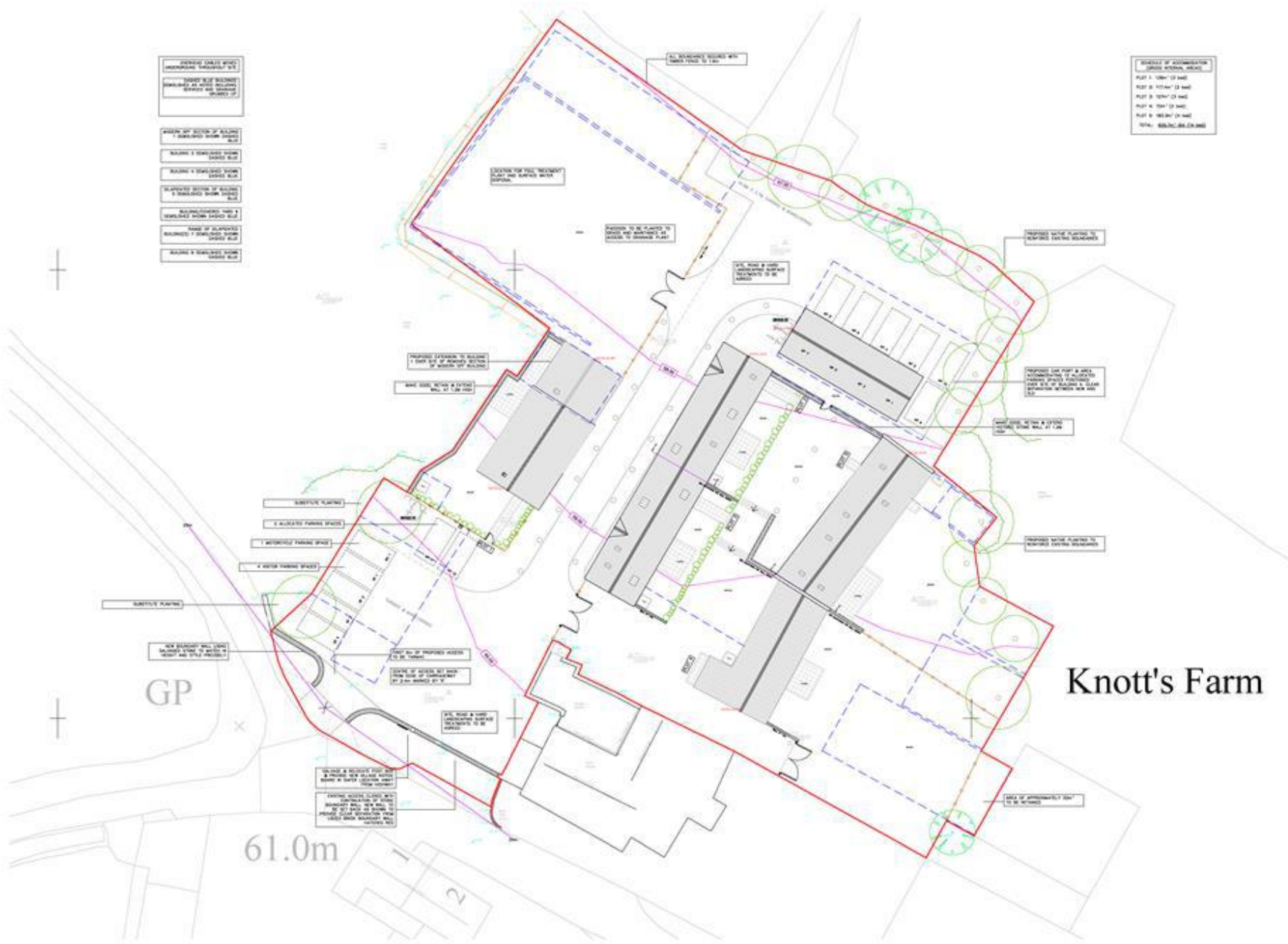
From South Petherton at Hayes End Roundabout on the A303, take Harp Road signposted to Seavington St Michael. On reaching Lopen Head Roundabout, take the first exit signposted Lopen, before shortly turning right towards Dinnington. Proceed for a further 1.8 miles, past the Dinnington Docks public house, and on up the hill before taking the first left into Brimclose Road, where the property is on your left after 150 yards.



DESIGNABLE SPACE
UNDESIGNABLE SPACE

- AREA OF DESIGN OF BUILDING 1
- AREA OF DESIGN OF BUILDING 2
- AREA OF DESIGN OF BUILDING 3
- AREA OF DESIGN OF BUILDING 4
- AREA OF DESIGN OF BUILDING 5
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- AREA OF DESIGN OF BUILDING 9
- AREA OF DESIGN OF BUILDING 10

SUMMARY OF ACCOMMODATION	
PLAT 1	100m ² (12 beds)
PLAT 2	100m ² (12 beds)
PLAT 3	100m ² (12 beds)
PLAT 4	100m ² (12 beds)
PLAT 5	100m ² (12 beds)
PLAT 6	100m ² (12 beds)
PLAT 7	100m ² (12 beds)
PLAT 8	100m ² (12 beds)
PLAT 9	100m ² (12 beds)
PLAT 10	100m ² (12 beds)
TOTAL	1000.00 (120 beds)



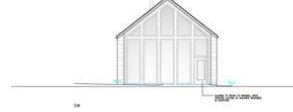
Knott's Farm

AS PROPOSED SITE PLAN 1:200

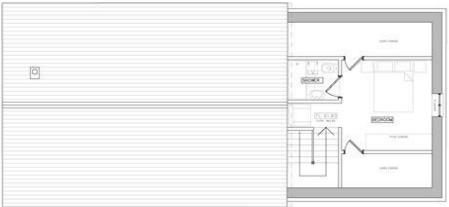




SCHEDULE OF MATERIALS:
ROOF: ROOF COVERED WITH SALVAGED DOUBLE SHOWN TILES AND MATCHING ROSE
WALLS: EXTERIOR WALLS TO BE FINISHED IN LIGHT COLOURED MORTAR AND
 MATCHING COLOURED CERAMIC COATED GLAZED BRICK OR STONE IN LIGHT
 COLOURED MORTAR.
FLOORS: FLOORS TO BE FINISHED WITH POLISHED CONCRETE TO MATCH EXISTING
 FLOORING.
CEILING: CEILING TO BE FINISHED WITH POLISHED CONCRETE TO MATCH EXISTING
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GLAZING: GLAZING TO BE FINISHED WITH POLISHED CONCRETE TO MATCH EXISTING
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PAINTS: PAINTS TO BE FINISHED WITH POLISHED CONCRETE TO MATCH EXISTING
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ROOFING: ROOFING TO BE FINISHED WITH POLISHED CONCRETE TO MATCH EXISTING
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WATER: ALL NEW ROOF DRAINAGE AND DISCHARGE DOWNPIPES THROUGHOUT
 SHALL BE FINISHED THROUGHOUT TO MATCH COLOR OF BUILDING MATERIAL.



ALL PROPOSED ELEVATIONS 1:50

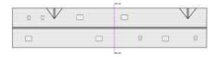


ALL PROPOSED FLOOR PLANS 1:50

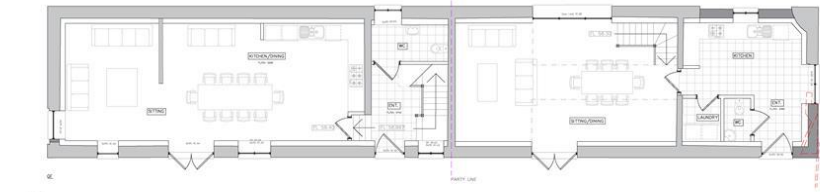
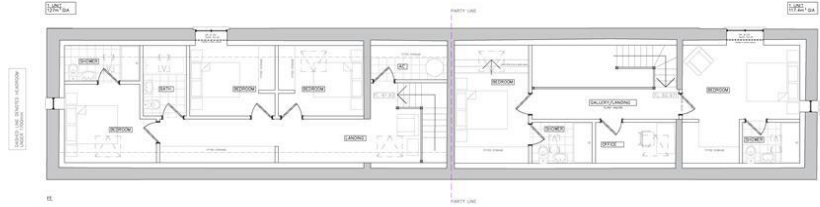
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ALL PROPOSED ROOF 1:200

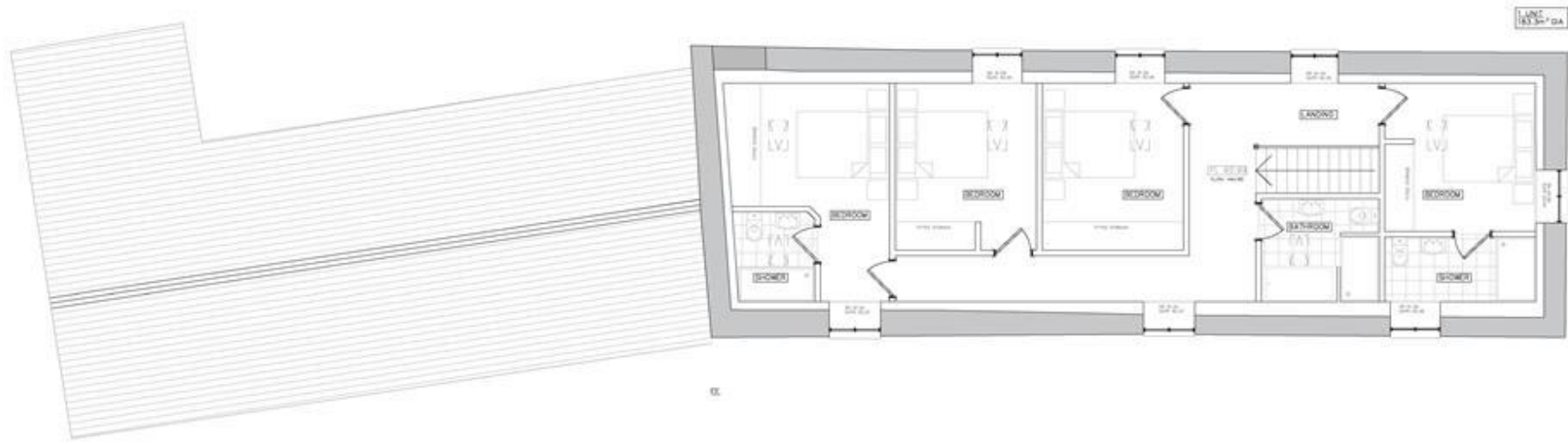


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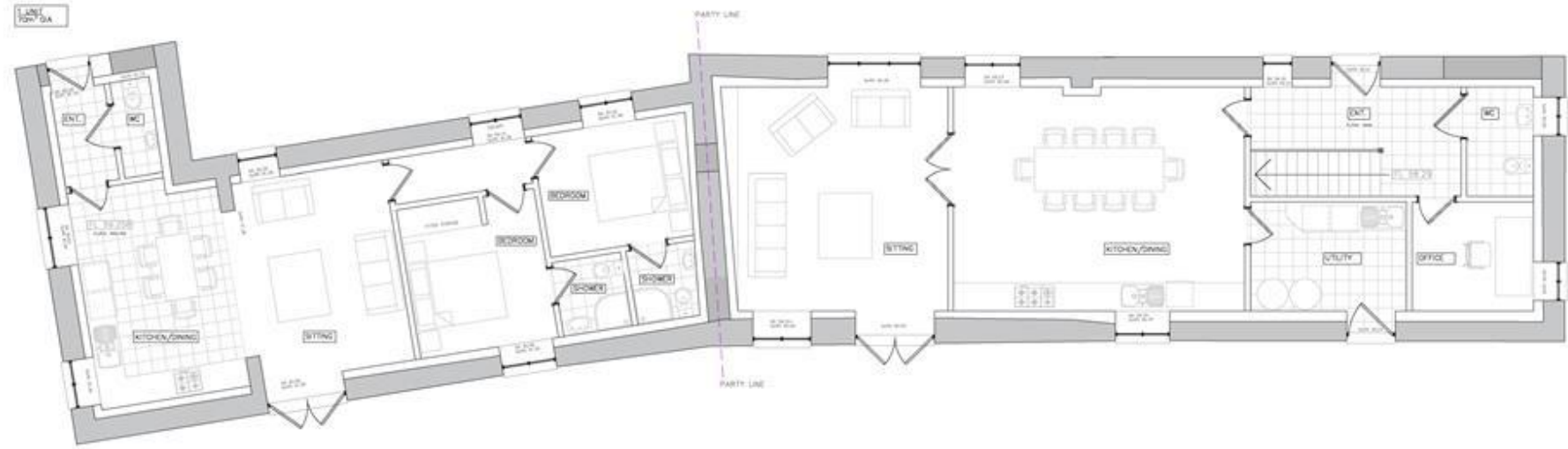


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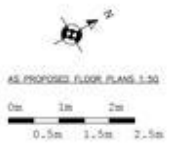
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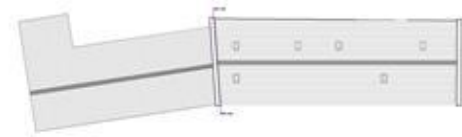
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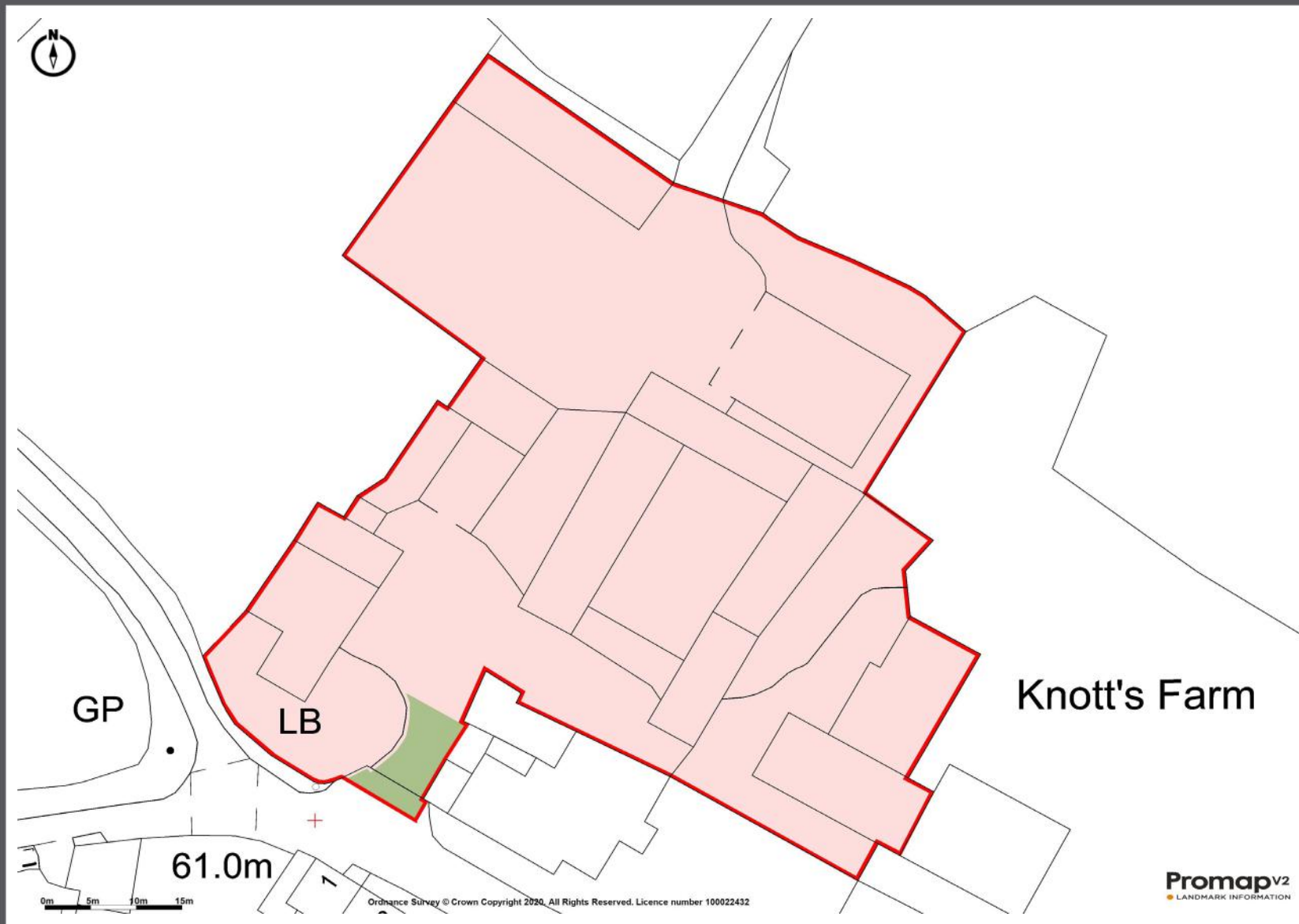


AS PROPOSED FLOOR PLANS 1.00



AS PROPOSED FLOOR PLANS 1.00

PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services appicated and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

Tamlyns

