



## Manor Farm Barns, Stocklinch, Ilminster, Somerset TA19 9JG

A site of existing barns with permission to develop into three residential properties, set within a rural yet accessible village just 2.8 miles from the pretty market town of Ilminster.

- Development site with Class Q permission for three residential units
- Pretty village setting opposite parish church
- Close to excellent road links
- Planning pending for further extension to Plot 1

Guide Price £375,000

Freehold

## THE PROPERTY

Set in a lovely small village, opposite the pretty parish church this development site has Class Q permission to develop three existing barns / workshops into three separate residential units under Somerset Council Planning references 24/02606/P3MA and 24/02557/PAMB. The vendor is also applying for further PP to extend the Plot 1 to create a larger dwelling and a decision on this is awaited.

## ACCOMMODATION

Full details and documents relating to both permissions granted are available via the Planning Portal of Somerset Council.

Plot 1 - Conversion of the existing barn to create a one bedroom, one bathroom conversion with open plan kitchen / living area, garden and parking. The vendor is currently applying to amend the plans for this to be extended into an L-shaped property with additional reception room, bathroom and second bedroom.

Plot 2 - Conversion of the existing U-shaped series of three workshops / barn complex to create a three bedroom three bathroom barn conversion with central courtyard, garden and parking.

Plot 3 - Conversion of the existing agricultural barn to create a four bedroom, three bathroom home with integral garage, garden and parking.

## SITUATION

Stocklinch is a small but surprisingly active, close-knit and accessible village. We are told there is a great sense of community for such a small village with the village hall very much a hub for local events throughout the year. There's a great mix of people in the village spanning all age groups. The village is within easy reach of the A303 to London, the M5 to Bristol and A303/A30 to Exeter. There are main line train stations at Crewkerne, Yeovil and Taunton.

## DIRECTIONS

What3words/////drainage.locator.passwords

## SERVICES

Mains electricity, water and drainage are connected.

Ultrafast broadband is available in the area. Mobile signal can be limited indoors and you may prefer to use Wifi calling, however outdoors it is likely to be available from all four major networks. Information provided by Ofcom.org.uk

## MATERIAL INFORMATION

Somerset Council - Council Tax Band N/A

The vendors are currently selling Plots 1, 2 and 3. There will be planning pending for a brand new property (effectively Plot 4) to the south of Plot 3, which is not included in this sale.

We believe the existing solar panels on the barn forming Plot 3, will be removed and are not included in the sale.



ILM/AJW/130225



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