

Land at Newmead Cottage, Southbrook, Mere, BA12 6BG



£300,000

Gilyard
Scarth

For Sale by Informal Tender on a date to be agreed



Mere, Wiltshire

Excellent opportunity to acquire small residential development site of approx. 0.5 acres with planning consent for four new residential units.

£300,000

Residential Development Plots at Newmead Cottage, Southbrook, Mere, BA12 6BG

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GilyardScarth.co.uk

Viewings

By appointment with

**Gilyard Scarth
Sherborne**

01935 817360

Situation

The property is located on the outskirts of the attractive market town of Mere, which contains a wide range of business, retail and recreational facilities. There is a mainline railway station in Gillingham whilst road linkages are provided by the nearby A303 arterial trunk road.

Description

The property comprises a residential development site that extends to approximately half an acre with planning consent for a terrace of three houses. Two of these have four bedrooms whilst the mid terrace unit of three bedrooms. In addition there is a single detached unit with 3/4 bedrooms. All houses are to be constructed of natural stone elevations under pitched roofs covered with tiles. Parking is provided by a mixture of car ports, parking spaces and garaging. The layout and detailed development plans are available via the Agents. The total amount of residential accommodation provided by the development is approximately 430m² (4,650sq. ft.).

Directions

Heading east from the town centre turn right just past the clock tower and continue along this road for approximately 1 mile. On reaching the mini roundabout at the pub, continue straight over and take the next left just before the telephone box. Continue along this road for approximately half a mile when the site will be found on the left hand side just before exiting the town designated by the speed limit signs.

Services

Mains water and electricity. Foul drainage first to a sealed sewage collection tank and then into a mains drain. Gas not available on site but located in Southbrook Road, purchaser to make own enquiries as to the feasibility of connection.

Tenure

Freehold with vacant possession.

Planning

Planning Consent was granted via Planning

Ref. No. S/2009/1308/FULL for the development of a terrace of three residential units and a single detached unit. Further details are available on Wiltshire Council Website.

Local Authority

Wiltshire Council, Planning Office, PO Box 2117, Salisbury SP2 2DF. T: 01722 434541

Price Guide

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Statutory Undertakers

Southern Electric, PO Box 514, Basingstoke RG21 8WS. T: 0845 7252526.
Wessex Water, Claverton Down Road, Claverton Down, Bath BA2 7WW. T: 01225 526000

Site Notes

- Telephone line, mains electricity and mains water on site. Approval required to bury the existing overhead cables.
- The purchaser to produce a plan for landscaping etc. and to obtain Local Planning Authority approval.
- A right of way with or without vehicles to be reserved the current owners over the new access road for the site. The Duchy will reserve a right to park on two of the car parking spaces for Newmead Cottage.

- The right to connect into any existing or future pipes, wires and cables which may be in, over or under the land which will be retained by the existing owner.
- There will be a reserve right of control in respect of the design, construction and development of the site by the existing owner.
- The unilateral planning obligation dated 24th September 2009 will have to be adhered to however the payment of £8095.50 has already been paid by the owner.
- All service infrastructure, including legal costs of easement, will be the responsibility of the developer.
- Further details available from the Information Pack on the Agent's website.

Agents Note

These particulars and anything said or written by or on behalf of Gilyard Scarth in relation to this property may be regarded as a general guide only, and not as representations or warranties. Nor do they form part of any offer or contract. The Services at the property have not been tested. The plans which form part of these particulars are illustrative only and are not to scale.

Solicitors

Farrer & Co LLP
66 Lincoln's Inn Fields
London
WC2A 2LH

Surveys

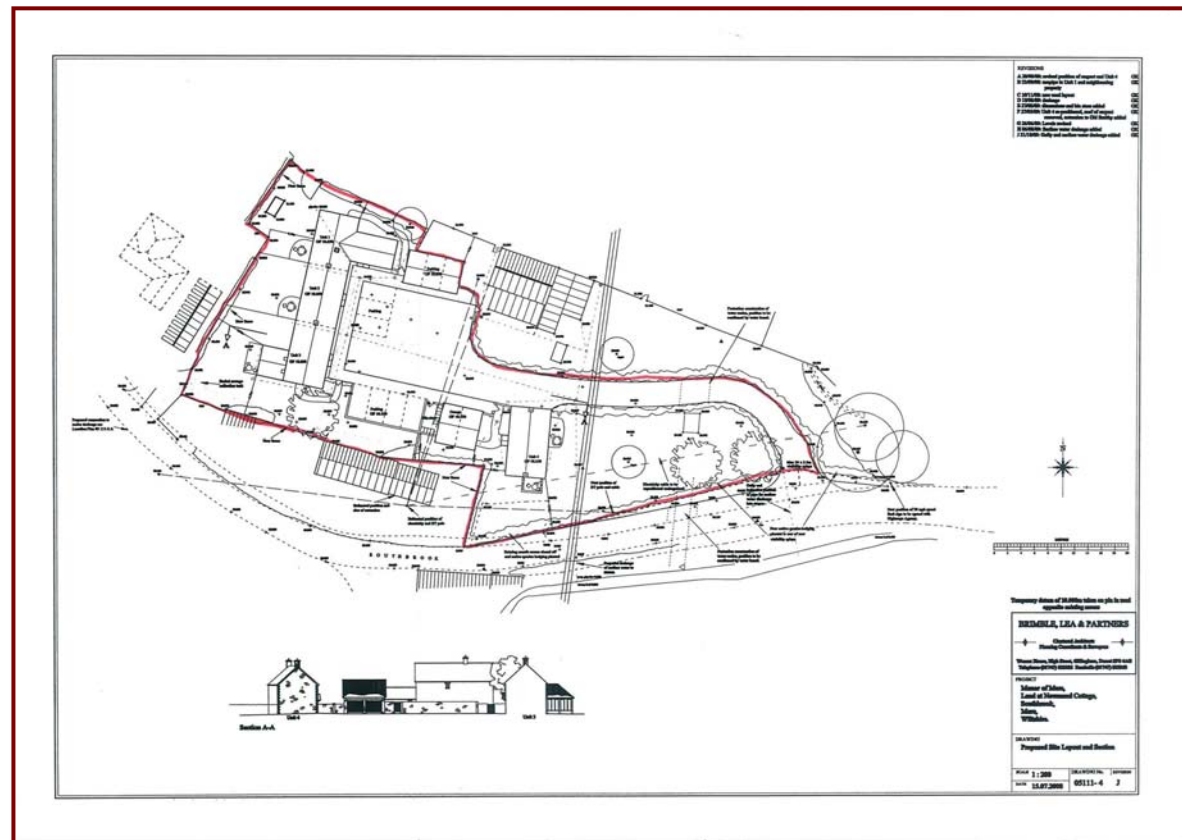
We have a dedicated Survey Department to carry out a range of Building Surveys, RICS Reports and Valuations. Should you decide to purchase a property through another Agent, we would be pleased to offer professional independent advice regarding its value and structural condition. Please telephone us for a free quote with no obligation.

Mailouts

If you have received these Sales Particulars through the post perhaps you would be kind enough to telephone us to confirm that we are sending you details of properties which suit your requirements. If you are no longer looking for a property or if this particular property is clearly inappropriate, please let us know so that we can tailor our services to your needs.

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