



## EXCLUSIVE DEVELOPMENT OPPORTUNITY

Knotts Farm Buildings, Dinnington, Hinton St George, Somerset,  
TA17 8SE

Knotts Farm provides a unique opportunity to purchase a beautifully rural development site of traditional barns and farm buildings with the benefit of full planning consent to convert these attractive buildings into five substantial residential properties.

Full Planning Permission Granted in 2020. Site extends to 1.1 acres.  
Additional land of 0.88 of an acre available. Quiet rural location



## THE SITE

The sensitive plans to convert these historic farm buildings provide a developer with the rare opportunity to build five high quality, character residential properties in an unspoilt rural, yet easily accessible location in South Somerset.

The existing planning consent gives permission to convert three of the barns to form two 2 bedroom, two 3 bedroom and one 4 bedroom property, set in a site of approximately 1.1 acres with further land available by separate negotiation.

Constructed of local hamstone with brick reveals, traditional clay tiled roofs and majestic roof timbers, these buildings lend themselves to conversion into highly desirable, high quality, characterful, village properties.

## LOCATION

Knotts Farm is situated in the charming rural village of Dinnington, amidst stunning rolling countryside.

This tiny village has a population of just 65 (according to the 2011 Census) and yet boasts a historic village church (established in 1207) and an excellent, rare and unspoilt village pub. It is also famed for being the site of a "Time Team" archaeological evaluation uncovering a significant Roman Villa nearby.

The larger and picturesque village of Hinton St George (just c.1.4 miles distant) offers a further excellent range of local facilities including a community run shop and Post Office, a highly acclaimed pub and village tea rooms. Many pretty local villages nearby offer a myriad of local produce, charming pubs and stunning footpaths and bridleways.

Situated equidistantly between the market towns of Ilminster and Crewkerne (each just c.3 miles distant); Crewkerne provides the luxury of a local Waitrose store and main line rail access direct to London Waterloo. Access to the A303 is just c.3 miles distant and the county town of Taunton and access to the M5 is just c.15 miles away.

## GUIDE PRICE

£660,000

## PLANNING PERMISSION

South Somerset District Council, on 23 July 2020, granted part demolition and development of traditional farm buildings into 5 residential dwellings (3) (application number : 20/01430/FUL), All matters are reserved and the permission is subject to conditions.

South Somerset District Council, Brympton Way, Yeovil, Somerset, BA20 2HT 01935 462462

## IMPORTANT NOTE:

In light of a court judgement (Dutch N) Natural England have advised SSDC to take measures to protect the Somerset Levels and Moors when determining planning submissions. SSDC have advised that it is currently unable to determine some planning applications until the phosphate levels has been addressed. This is likely to adversely affect the number of planning applications approved in the foreseeable future.

## TENURE

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

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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 of way is to be maintained for access and one parking space in favour of Flat 1, Knotts Farmhouse.

## 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 30% of any uplift in value, to be applied for a term of 25 years.

## 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.

## CONTACT

For further information contact the sole joint agents:

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