



Potential Residential Development Site For Sale

Guide Price
£250,000

Land and Buildings at Lordsleaze Farm Chard, Somerset

- Approximately 0.8 acres' land suitable for residential development subject to planning permission
- Site includes 3 stone and brick barns
- Site located on the outskirts of Chard

LOCATION

Chard is an attractive town located in South Somerset close to the Devon and Dorset borders. The town is closely linked to the A303, the A30 and the A358. The Blackdown Hills AONB lies to the west and north of the town and Crewkerne is 8 miles to the east which has access to the mainline train service running between London Waterloo and Exeter St David's.

DESCRIPTION

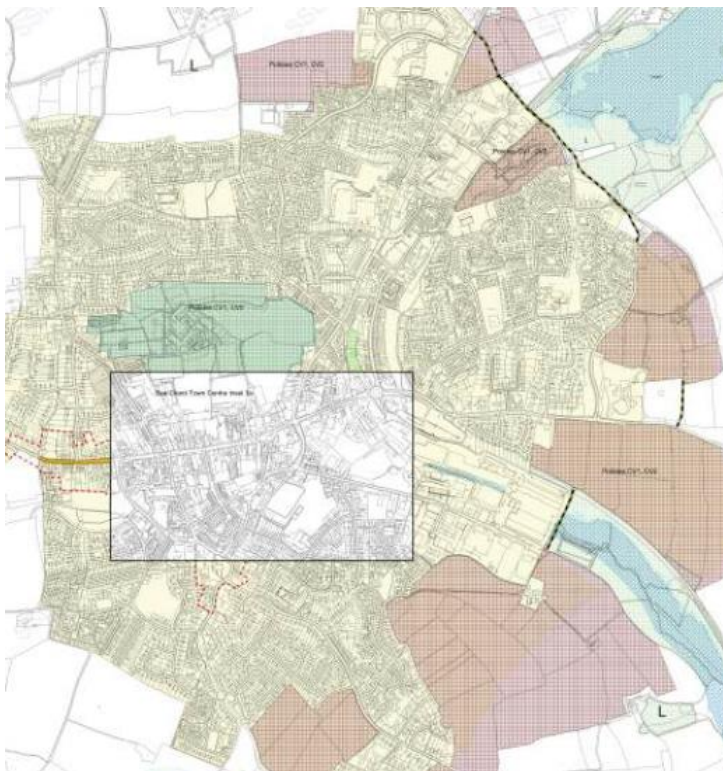
The site is offered in two lots;

Lot 1 is 0.75 acres

Lot 2 is 0.05 acres

The site is mainly open land with the benefit of three existing barn structures constructed of brick and stone situated along the southern boundary.

SOUTH SOMERSET LOCAL PLAN FOR CHARD



PLANNING

The site adjoins on its southern and eastern boundaries, the Chard Key site (hatched buff coloured area shown on the Local Plan) which is a mixed use but predominantly residential proposal in the South Somerset adopted Local Plan.

As such it is considered that a wholesale redevelopment of this site is a possibility.

Prospective purchasers should however make their own enquiries with the planning authority in relation to their specific requirements.

SERVICES

No investigation has been carried out in relation to services to the site, nor are we able to comment on their condition.

METHOD OF SALE

The site is offered for sale by informal tender at a date to be agreed. Offers will be sought either unconditionally or with a 50% overage upon the grant of planning approval being retained by the seller.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

VIEWING

At any reasonable time with the benefit of these particulars.

For further information, please contact the Sole Agents,
Chesters Harcourt Ltd:

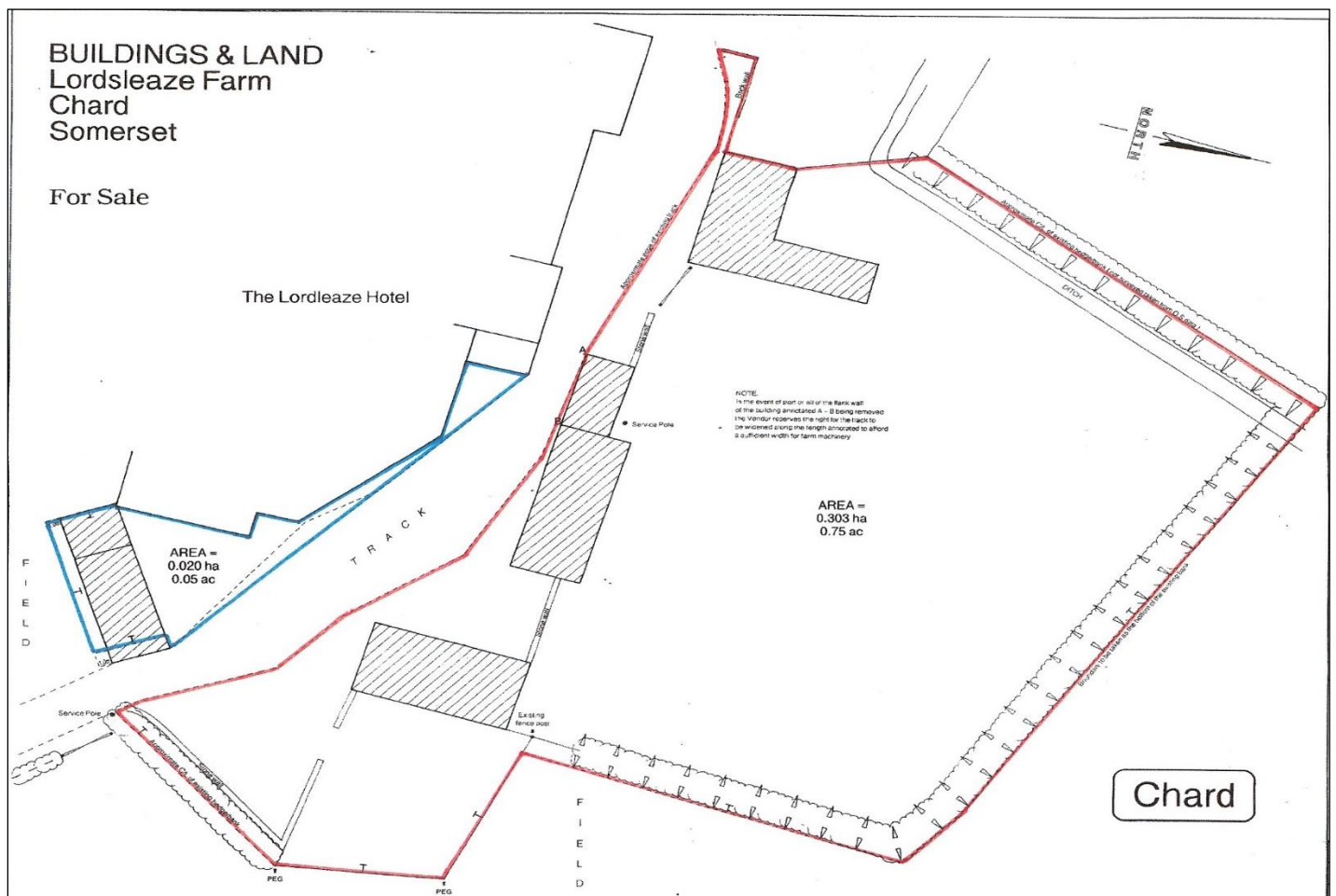
Telephone: (01935) 415454

Email: john.read@chestersharcourt.com

SITE PLAN

Lot 1 is 0.75 acres and is outlined in RED

Lot 2 is 0.05 acres and is outlined in BLUE



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