Plot 1 Green Close

Higher Tolbury, Bruton, Somerset BA10 0DJ
Freehold Self Build Opportunity £325,000


Plot 1 Rear view looking west

We are delighted to be able to offer this exciting self-build development opportunity, with full planning permission for a detached dwelling, in the sought after market town of Bruton, Somerset.

Key Features

- Attractive Self Build single plot (0.17 Acres/0.07 Hectares)
- Located on a quiet no through road within walking distance of Bruton High Street.
- Full Planning Permission for a detached 4-bedroom dwelling with off-road parking. (Somerset Council Planning application ref: 24/02709/FUL)
- Easy Access to Castle Cary train station, A37 and the A303.
- Freehold Purchase
- Phosphate Credits acquired.



Plot 1 in the foreground is an Illustrative image only.

Location

The site is located in the town of Bruton (pop. 3000) which offers a unique blend of picturesque countryside and a sophisticated cultural and culinary scene. Bruton is home to Hauser & Wirth Somerset, an internationally acclaimed contemporary gallery, plus a host of independent boutiques and artisan shops. The town has a number of excellent restaurants and bars including At the Chapel, Briar and the Old Pharmacy. Close by are the Newt luxury country house hotel, and Osip Restaurant with its Michelin star.

The town also offers a broad range of everyday amenities including petrol station, convenience stores, bakery, chemists and post office.

For families there are a range of very good state and independent schools including Kings Bruton and Sexeys schools. Hazelgrove at Sparkford and Sherborne and Millfield Schools are all within easy reach.

In terms of transport links the A37 is easily accessible, facilitating road travel to Bristol (29 miles) and Bath (25 miles) to the North and joining the A303 to the south, less than five miles away. The M5 can be joined at Taunton (J25) or Bridgwater (J23).

Bruton has its own station with regular services to Bath, Bristol and Weymouth.

Whatthreewords

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Description

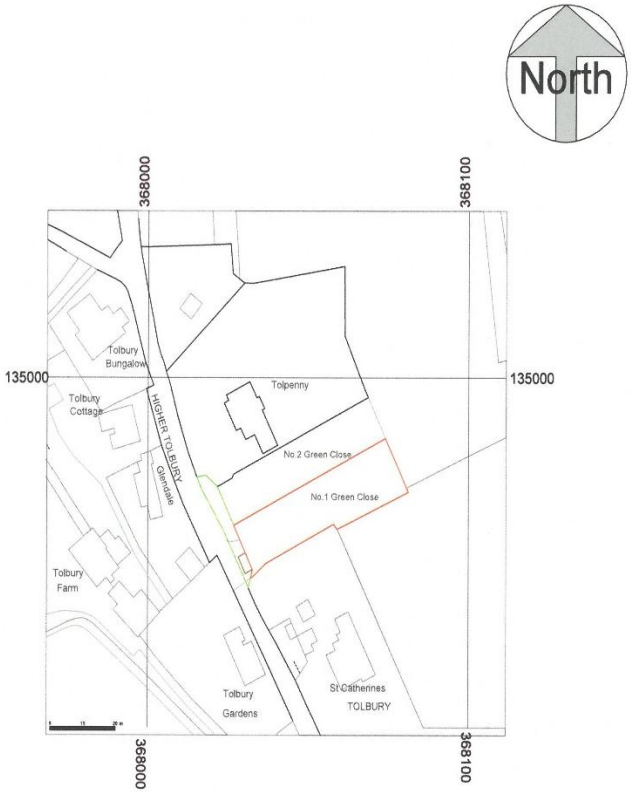
The site is situated on Higher Tolbury which is a quiet no through road connecting to Higher Backway that runs parallel and to the rear of the main high street.

The plot is in a slightly elevated position with open fields to the rear (east), a school playing field to the south and detached residential properties to the north and west. There is an existing silver birch tree within the plot.

The plot is rectangular in shape and extends to 0.17 acres (0.07 ha). The site is generally level although the front of the site has a slight gradient down to the existing boundary and layby. A planning application has been submitted for a further development plot (Plot 2) adjoining the site to the north and a new layby has been constructed by the vendor.

Plot 1 front view looking west.

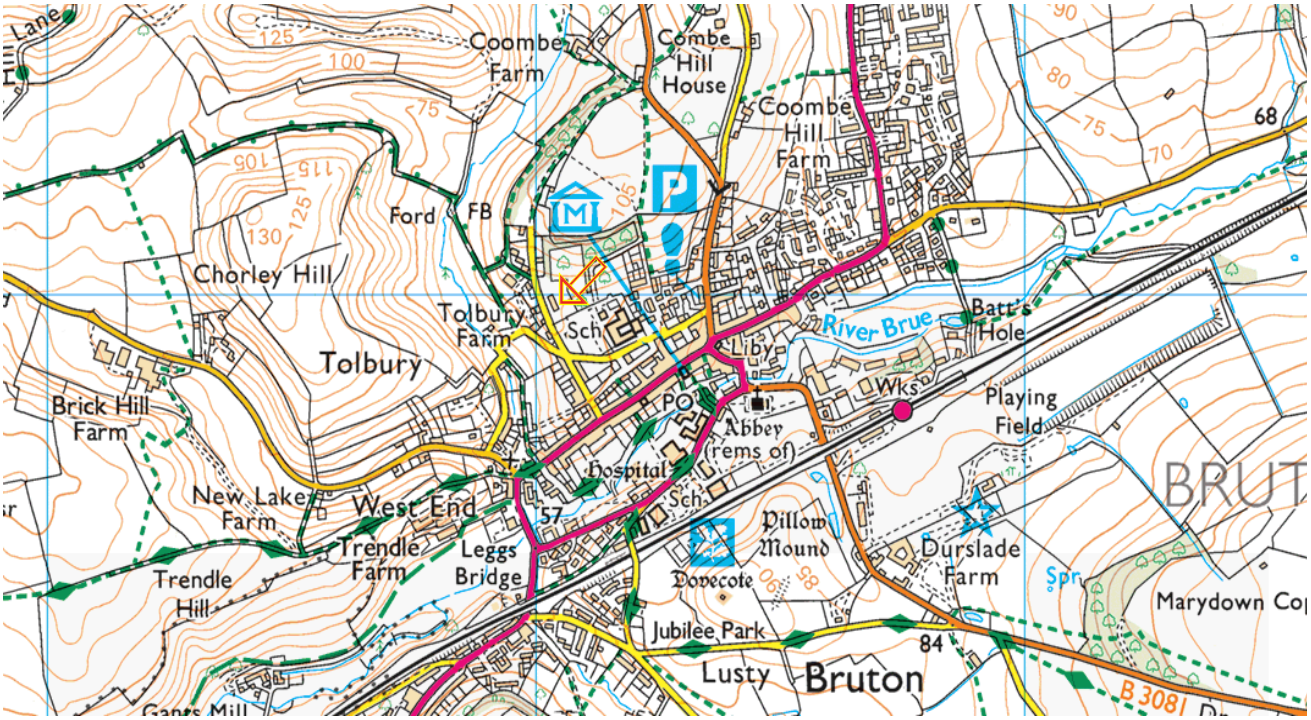




Plot 1 boundary edged red.

Shared access and lay-by edged green.

LOCATION PLAN



Planning

Planning permission was granted in January 2025 and has been partially implemented through construction of the new layby. The application no is 24/02709/FUL and all relevant documents can be viewed online. The permission includes a condition that: *the first occupation shall be by a person or persons who had a primary input into the design of the layout of the dwelling (beyond first fix) and who will live in the dwelling for a minimum of 3 years (post completion).*

Plot 1 is therefore designated a self-build plot and as such has exemptions from CIL & BNG.
Phosphate credits have been purchased and all pre-start conditions have been discharged.
Interested parties should make their own enquiries and satisfy themselves as to the planning status of the subject site.

Services

The Vendor has costed proposals from utility companies for power and water connection and there is provision for connection to a private sewer in the shared layby.
Further information is available upon request.

VAT

We understand that the property is not currently elected for VAT.

Viewings

Strictly by prior appointment through: **Cooper and Tanner – 03450 34 77 58**

Further Information

A detailed information pack is available upon request. This includes a selection of planning documents, details of service quotes and confirmation of Phosphate Mitigation.

COMMERCIAL DEPARTMENT
Cooper and Tanner
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COOPER AND TANNER

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The Property Ombudsman RICS OnTheMarket