



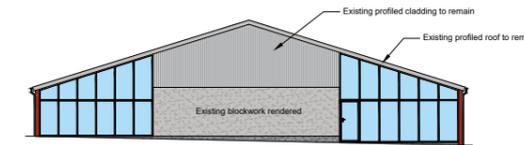
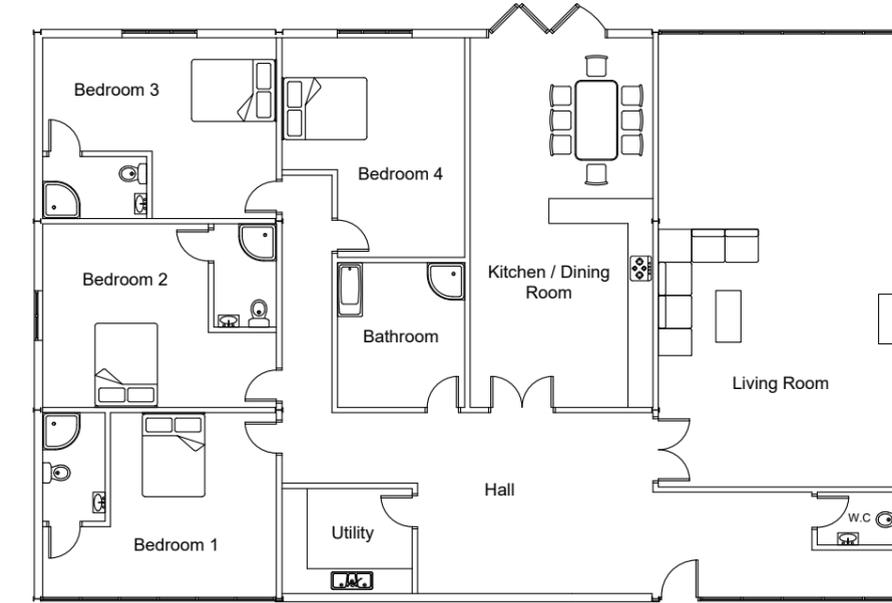
Barn for conversion at Clanville

CASTLE CARY, SOMERSET

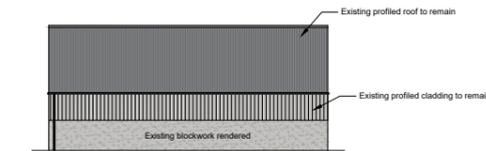
Carter Jonas

**BARN FOR CONVERSION
AT CLANVILLE
CASTLE CARY
SOMERSET
BA7 7PG**

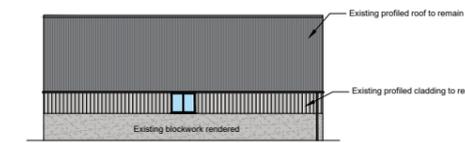
A modern barn with consent for conversion to a four bedroom dwelling situated on the edge of Castle Cary set within one acre of land.



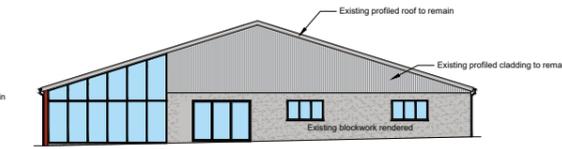
North East Elevation - Scale 1:100



North West Elevation - Scale 1:100



South East Elevation - Scale 1:100



South West Elevation - Scale 1:100

LOCATION

The property is situated at Clanville on the edge of Castle Cary. Castle Cary is an attractive small market town offering a wide range of day-to-day facilities, whilst Castle Cary Station is on the mainline and offers fast trains to London Paddington in under two hours. The nearby popular town of Bruton (about five miles away) offers a wider range of shops and restaurants and the larger towns of Wincanton and Shepton Mallet are also within easy reach of the property, as well as the A303 which can be joined with ease at Podimore, Sparkford or Wincanton.

The area offers a good range of schools with Ansford Secondary School at Castle Cary together with excellent local independent schools nearby including King's Bruton, Bruton School for Girls, Sexey's, Millfield, Hazlegrove and All Hallows.

The site is located next to the Heart of Wessex railway line. This is not the mainline to/from London Paddington, it is a minor single track railway from Bristol to Weymouth.

FLOOR PLAN

**BARN FOR CONVERSION
AT CLANVILLE, CASTLE CARY
SOMERSET, BA7 7PG**

For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.

PROPERTY

The barn with permission for conversion measures about 70' x 45' and comprises a steel framed, block and fibre cement building with a concrete floor.

The plans currently provide for the conversion of the barn to provide, on the ground floor, accommodation comprising:

- Entrance Hall
- Kitchen and Dining Room with bi-folding doors
- Sitting Room
- Three Double Bedrooms with en-suite facilities
- Fourth Double Bedroom
- Family Bathroom
- Utility Room
- WC

The land which runs to the south and west of the barn comprises part of a level pasture enclosure and the property offered for sale extends in all to one acre. A new western boundary fence will need to be erected by the purchaser.

METHOD OF SALE

The property is offered for sale by private treaty with a guide price of £350,000.

TENURE & POSSESSION

The freehold of the property is offered for sale with vacant possession upon completion of the sale.

PLANNING

Permission was granted in September 2021 by South Somerset District Council for the change of use of the building into a dwelling (application reference 21/Q2440/PAMB). The development must be completed within three years of the date of the permission in accordance with the plans. However, potential purchasers may wish to explore the potential of submitting their own plans for the

conversion or apply to remove the building and replace it with a new-build dwelling.

SERVICES

The site has the benefit of mains water. There is a mains electricity pole adjoining the site. The purchaser will need to install a private drainage system to service the property.

HEALTH & SAFETY

Potential purchasers should take particular care when inspecting the property, bearing in mind especially the risk of sudden movements from machinery, vehicles and livestock which may be present and operating at the time of inspection, especially in and around the farm buildings. Potential purchasers are requested to wear supportive footwear for viewings, and are advised to be conscious of potentially uneven and slippery ground surfaces.

LOCAL AUTHORITIES

South Somerset District Council
www.southsomerset.gov.uk

VIEWINGS

Viewings are by appointment only with Carter Jonas on 01823 428590.

DIRECTIONS

Heading from Lydford-on-Fosse towards Castle Cary on the B3153, continue through Alford and pass the right turning signed South Cary and Sparkford. The entrance to the site will be found on the next left-hand bend, just before the stone built cottages (known as Clanville Cottages) on the right-hand side. If you reach the T-junction with the A371 just outside of Castle Cary, you have gone too far.



/// share.section.parkland



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IMPORTANT INFORMATION

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