



Residential Development Site at Coombe Hill

Bruton, Somerset

**Carter Jonas**

## Development Site at Coombe Hill Bruton Somerset BA10 0QA

A rural development site for two substantial detached dwellings in an elevated position on the edge of the fashionable town of Bruton with excellent views.

In all extending to about 1.43 acre.

For sale by online auction with an auction finish time of 10am on Wednesday 29th May 2024.



Artist's Impression

### Location

The site is in an elevated position on Coombe Hill with far reaching views, situated on the edge of the sought-after town of Bruton.

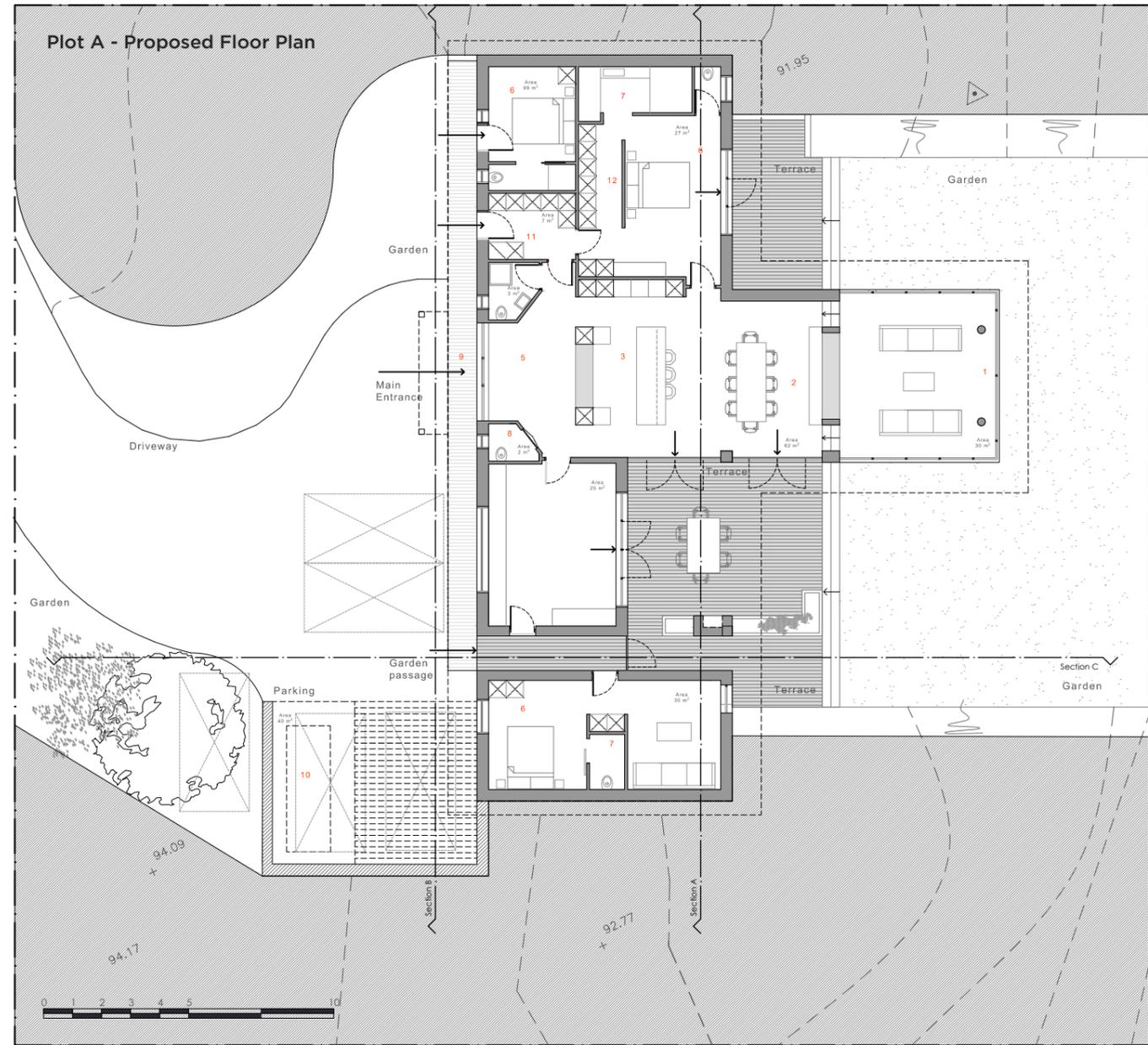
Bruton offers a range of facilities including a range of shops, a petrol station, Post Office, doctor's surgery, and a mainline train station, together with a number of fine dining options including Roth Bar & Grill, At The Chapel, Osip Restaurant and Matt's Kitchen. Large supermarkets are available at Wincanton and Shepton Mallet, whilst Gillingham and Sherborne are also within easy reach. The cities of Bath, Bristol, and Salisbury are all within about one hour's drive of the property.

Bruton is home to a highly regarded independent school, King's School Bruton, as well as comprehensive boarding school, Sexey's. In addition, the town has its own primary school and pre-schools/nursery. The Newt in Somerset, a magnificent hotel, restaurant, and country estate with exceptional woodland and gardens, is located on the outskirts of Bruton. Charlton House Hotel with restaurant and spa (Shepton Mallet), and Babington House, the renowned private members country club (part of Soho House), are also within easy reach.

Bruton benefits from easy access to the A303 (seven miles) whilst trains to London Paddington are available at Bruton and/or Castle Cary station (five miles), and Bristol International Airport is also within easy reach (30 miles).

### Property

The site has the benefit of detailed planning permission for the erection of two detached dwellings. Each of the dwellings has a proposed gross internal area of about 200sqm/2,153sqft including a one-bedroom annexe, plus a detached garage of about 40sqm/431sqft. Details of the proposed accommodation are included on the floor and site plans below.



Drawing note  
 - All dimensions must be checked in construction site.  
 - All documents are intellectual property of the authors.  
 - Copying, reproduction and public dissemination is forbidden.

Notes

- 1- Sitting room
- 2- Dining room
- 3- Kitchen
- 4- Utility
- 5- Entry hall
- 6- Bedroom
- 7- Bathroom
- 8- Toilet
- 9- Lobby
- 10- Garage
- 11- Boot room

Project

**COOMBE HILL**

Project No

MM05

Drawing No

**MM05-S08**

Date

7th May 2021

REV.

01

Scale

1/100

Drawing sheet size

A2

Location

Bruton

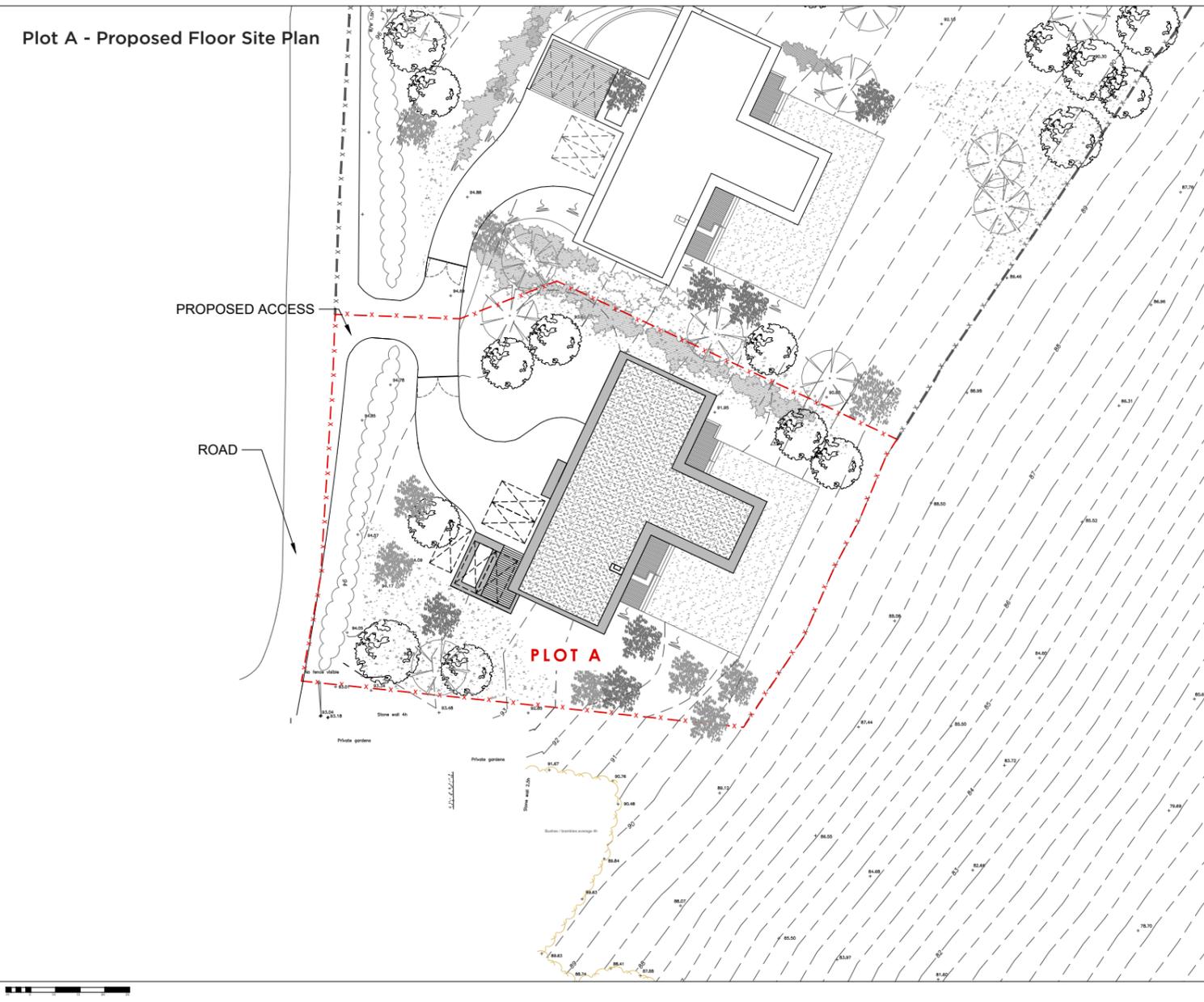
Drawing title

Ground floor plan-Plot A

Phase

Planning Application

**Mark Merer**  
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Notes

- Plot A boundary
- Site boundary
- Parking space

Project

**COOMBE HILL**

Project No

MM05

Drawing No

**MM05-S05**

Date

17th April 2021

REV.

01

Scale

1/250

Drawing sheet size

A2

Location

Bruton

Drawing title

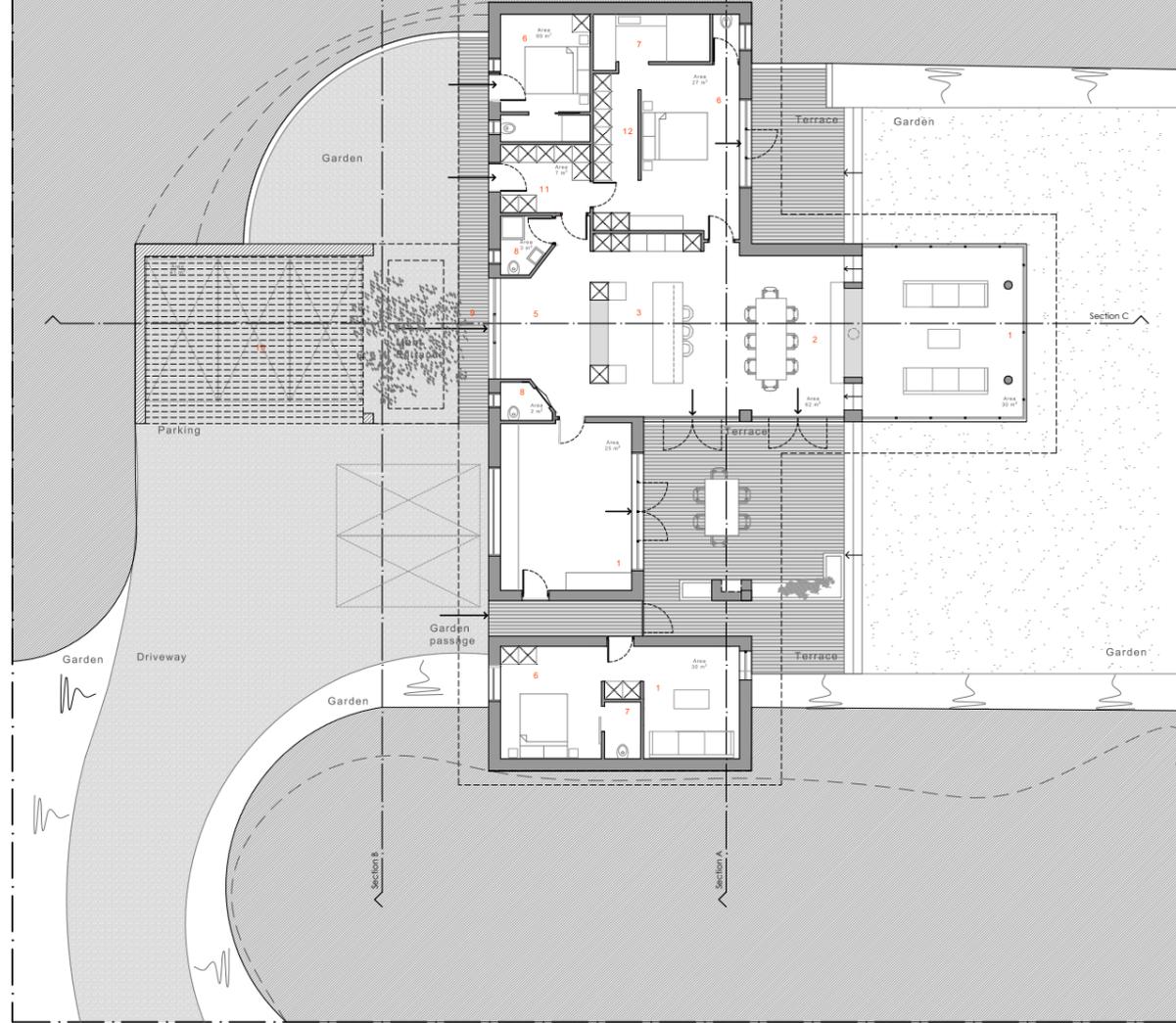
Site plan-Plot A

Phase

Planning Application

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**Plot B - Proposed Floor Plan**



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- Notes
- 1- Sitting room
  - 2- Dining room
  - 3- Kitchen
  - 4- Utility
  - 5- Entry hall
  - 6- Bedroom
  - 7- Bathroom
  - 8- Toilet
  - 9- Lobby
  - 10- Garage
  - 11- Pool room

Project  
**COOMBE HILL**

Project No  
 MM05

Drawing No  
**MM05-S07**

Date REV.  
 7th May 2021 01

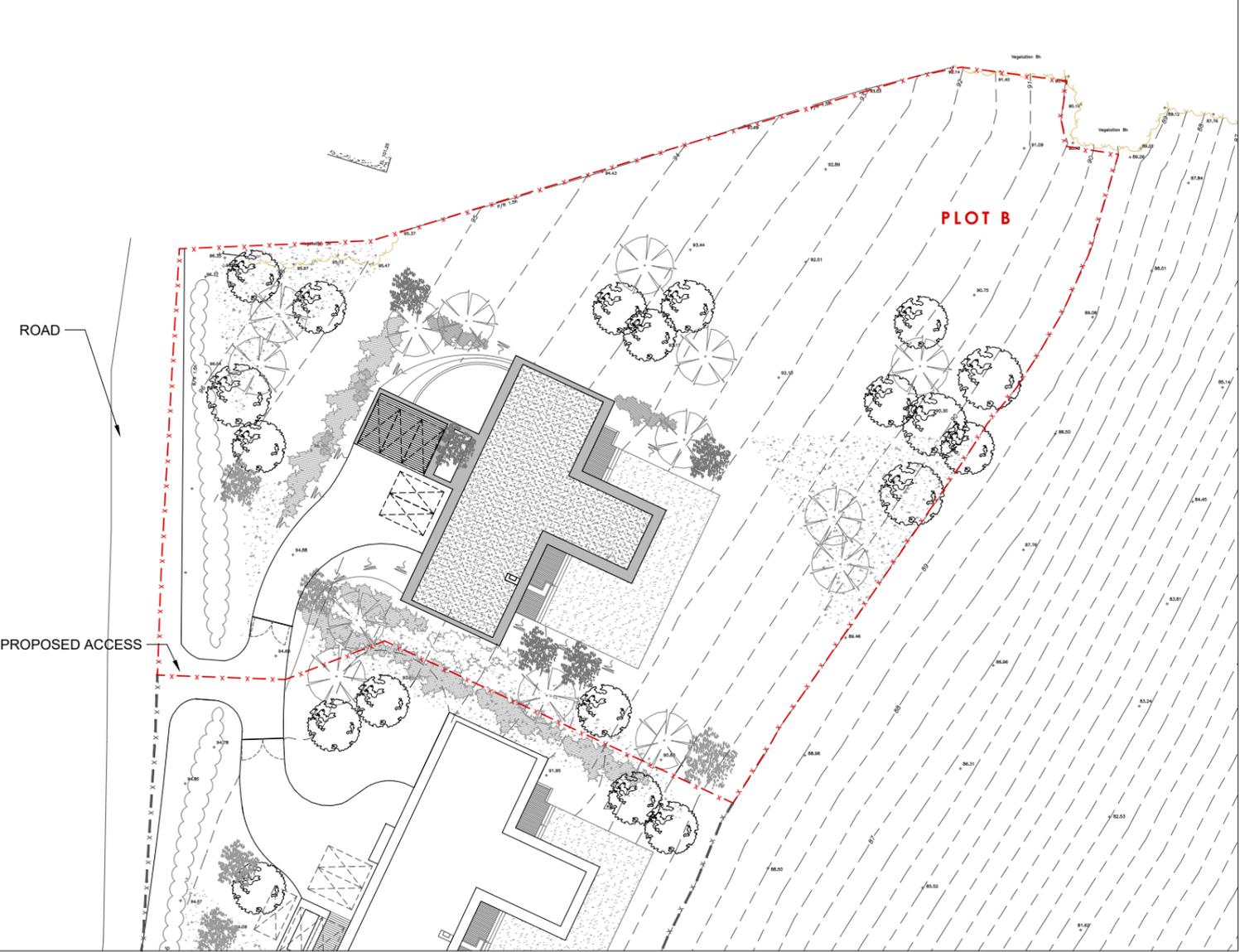
Scale Drawing sheet size  
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Location  
 Bruton  
 Drawing title  
 Ground floor plan-Plot B

Phase  
 Planning Application

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**Plot B - Proposed Floor Site Plan**



Drawing note  
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- Notes
- Plot B boundary
  - Site boundary
  - Parking space

Project  
**COOMBE HILL**

Project No  
 MM05

Drawing No  
**MM05-S04**

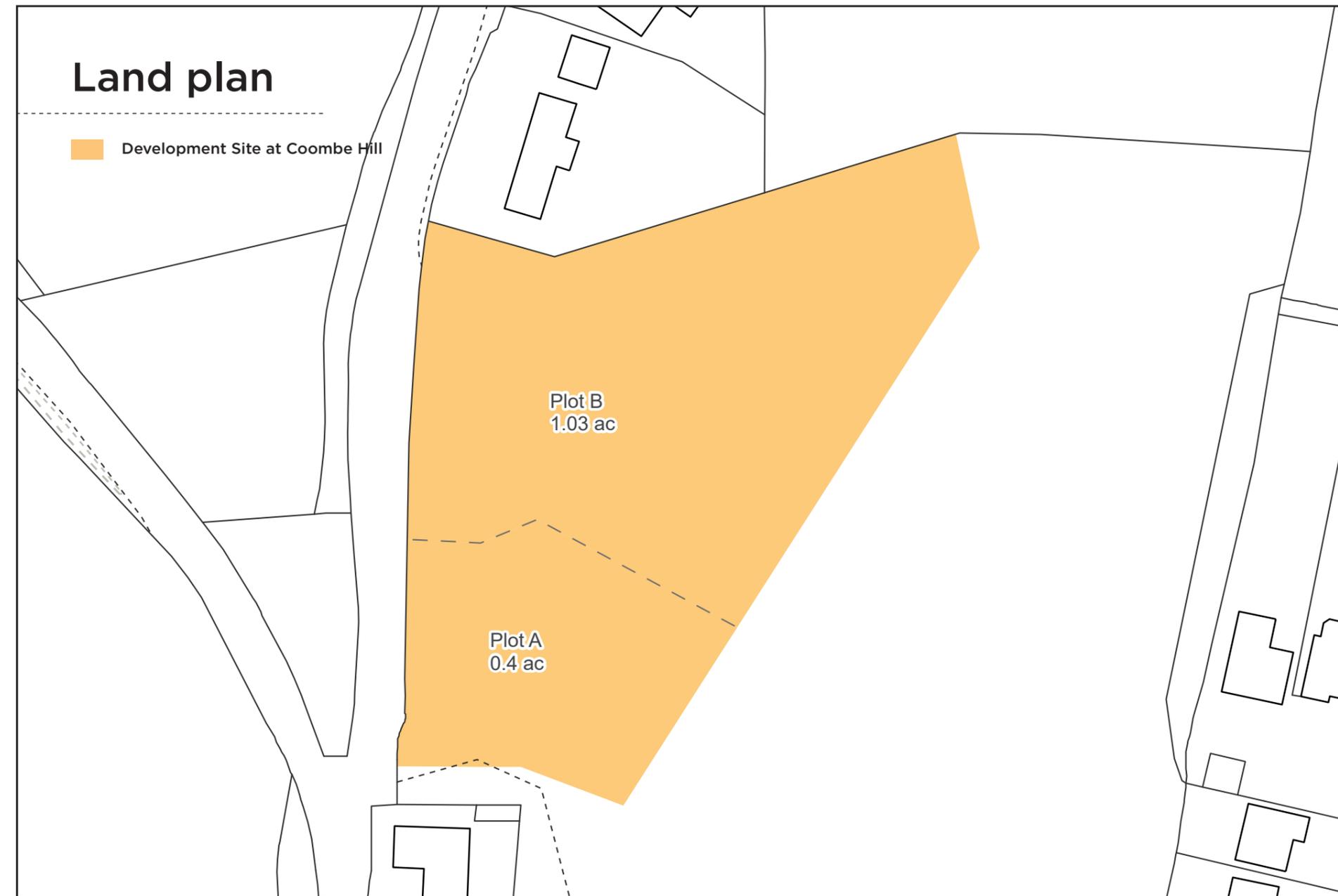
Date REV.  
 17th April 2021 01

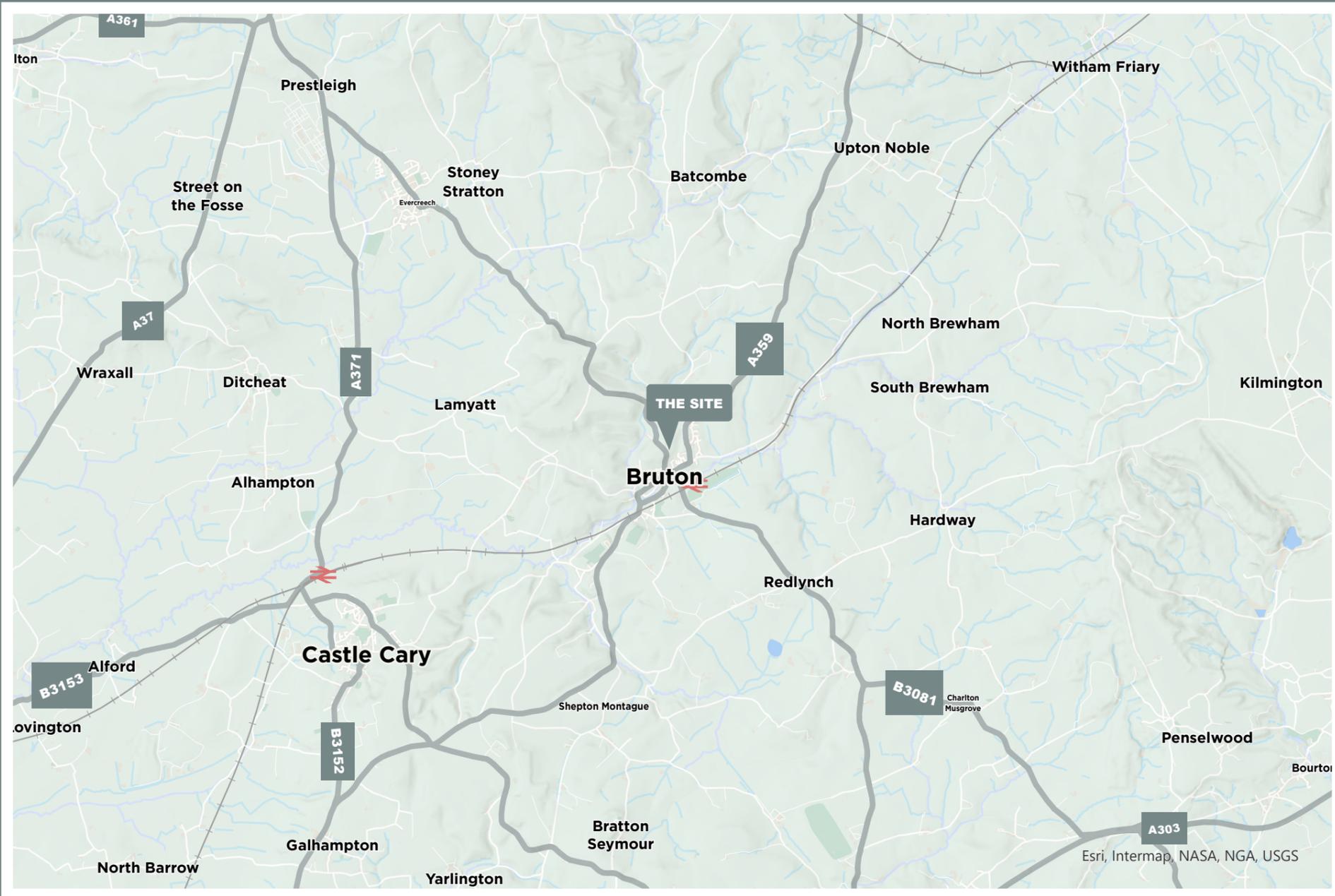
Scale Drawing sheet size  
 1/250 A2

Location  
 Bruton  
 Drawing title  
 Site plan-Plot B

Phase  
 Planning Application

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**Method of Sale**

The property is offered for sale by online auction with a guide price\* of £500,000. The property will be sold subject to a reserve price\*\*. For further information, to register to bid, and review the auction pack, visit [carterjonas.co.uk/property-auctions](http://carterjonas.co.uk/property-auctions).

\*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

\*\*The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction. The lot may be sold to the highest bidder at or above the reserve price but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change.

Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

**Planning**

Somerset Council granted planning permission for the erection of two dwellings with associated access and landscaping under application reference number 20/03493/FUL in September 2023. Condition 10 of the planning permission sets out that development shall not commence until a Memorandum of Understanding has been completed in a form acceptable to the Council's solicitor(s) to ensure the Phosphate Mitigation Strategy is completed in accordance with the Nutrient Neutrality Assessment and Mitigation Strategy which was prepared by Halpin Robbins to accompany the application. The Vendor has planted the phosphate mitigation habitat adjoining the site and will complete the Memorandum of Understanding prior to completion of the sale.

**Services**

The water and drainage search for the site shows that mains water is available in the road and there is a pipe running through the site, with mains drainage also available in the road to the south. Mains electricity is available in the vicinity of the site. Potential purchasers should make their own enquiries in relation to the availability and capacity of the required service connections for the site.

**Health & Safety**

Potential purchasers should take particular care when inspecting the site, being mindful of uneven and slippery ground surfaces.

**Local Authority**

Somerset Council (formerly South Somerset District Council)  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

**Viewings**

Potential purchasers may view the site unaccompanied with a set of the sales particulars in hand, after informing the selling agents, Carter Jonas, on 01823428590.

**Directions**

Following the A359 through Bruton towards Frome, turn left onto Coombe Street and follow this road up and out of the town. At the fork in the road, turn right and the field gate into the land will be found on the right-hand side by the property called Overdale.



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Artist's Impression

## Taunton

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Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## National Rural Agency

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One Chapel Place, London W1G 0BG

## Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

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