



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.

Carter Jonas



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.

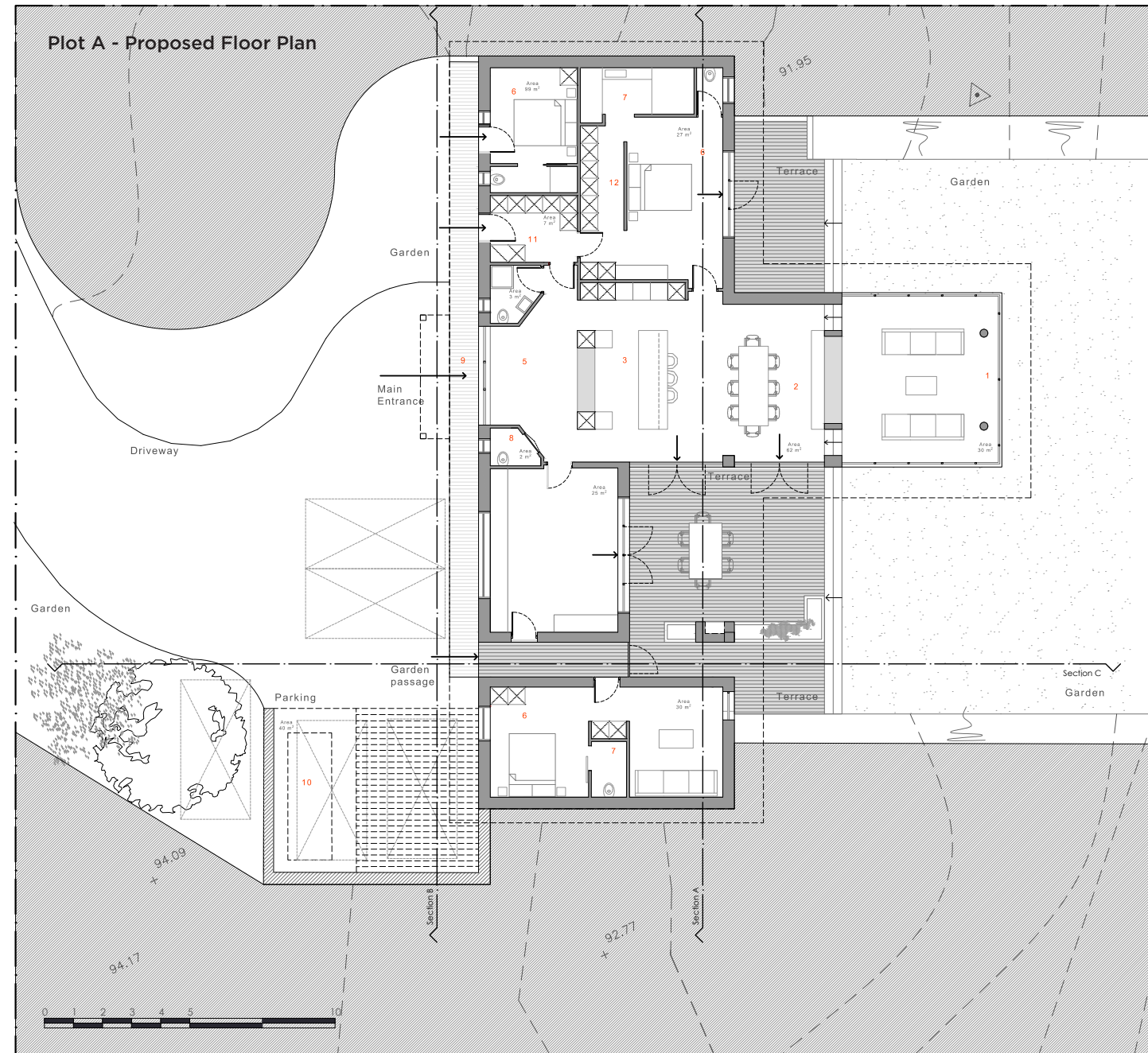
Bruton offers a range of facilities including a range of shops, a petrol station, Post Office, doctor's surgery, and a mainline train station, together with a number of fine dining options including Roth Bar & Grill, At The Chapel, Osip Restaurant and Matt's Kitchen. Large supermarkets are available 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 check in construction site.
- All documents are intellectual property of the authors.
- Copying, reproduction and public dissemination is forbidden.

Notes

- 1- Sitting room
- 2- Dinning 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	REV.
7th May 2021	01
Scale	Drawing sheet size
1/100	A2

Location

Bruton

Drawing title

Ground floor plan- Plot A

Phase

Planning Application

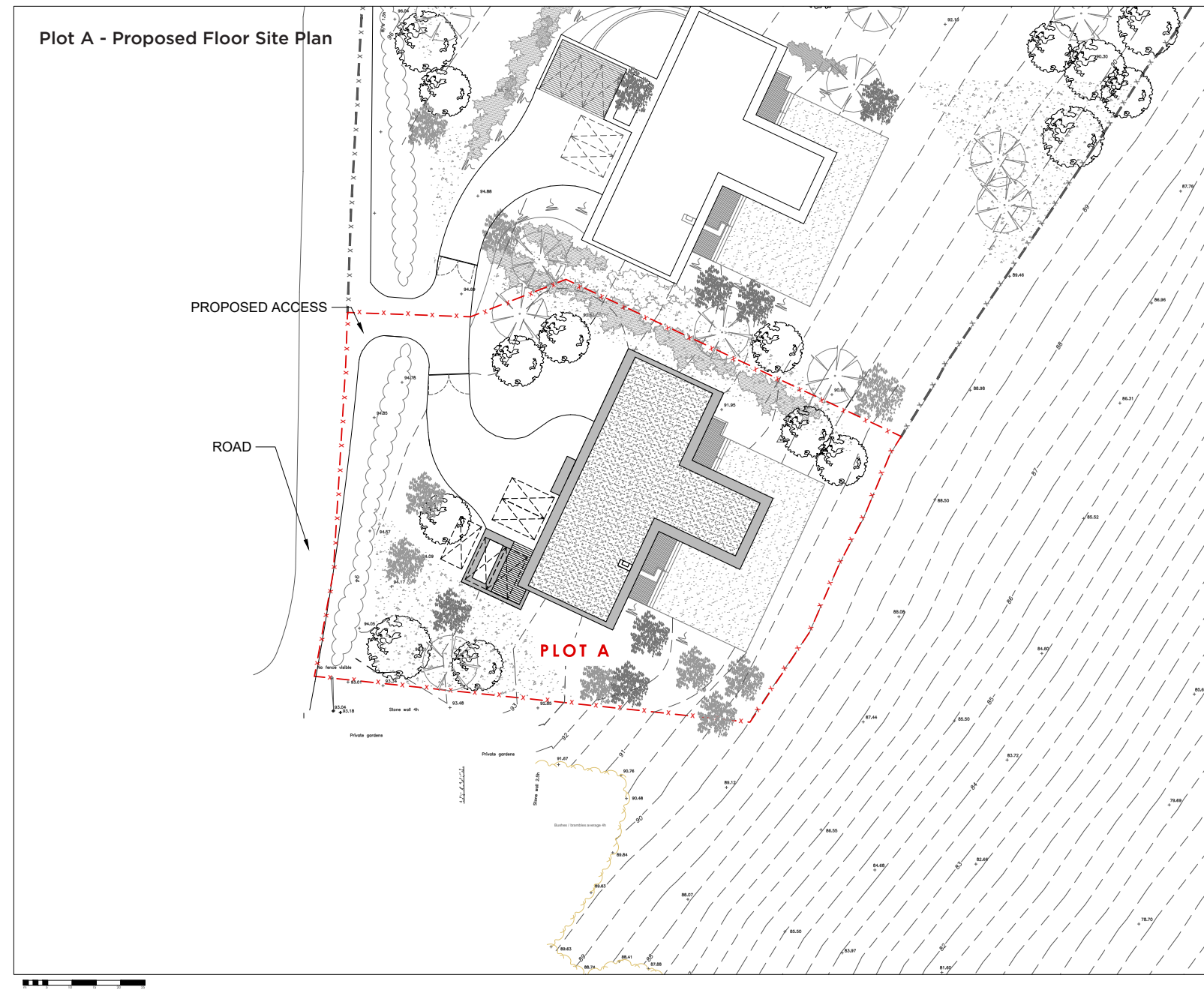
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Drawing note

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Notes

-  Plot A boundary
 Site boundary
 Parking space

Project

COOMBE
HILL

Project No
MM05

Drawing No

MM05-S05

Date	REV.
17th April 2021	01
Scale	Drawing sheet size
1/250	A2

Location

Bruton

Drawing title

Site plan-Plot A

Phase

Planning Application

Mark Mo

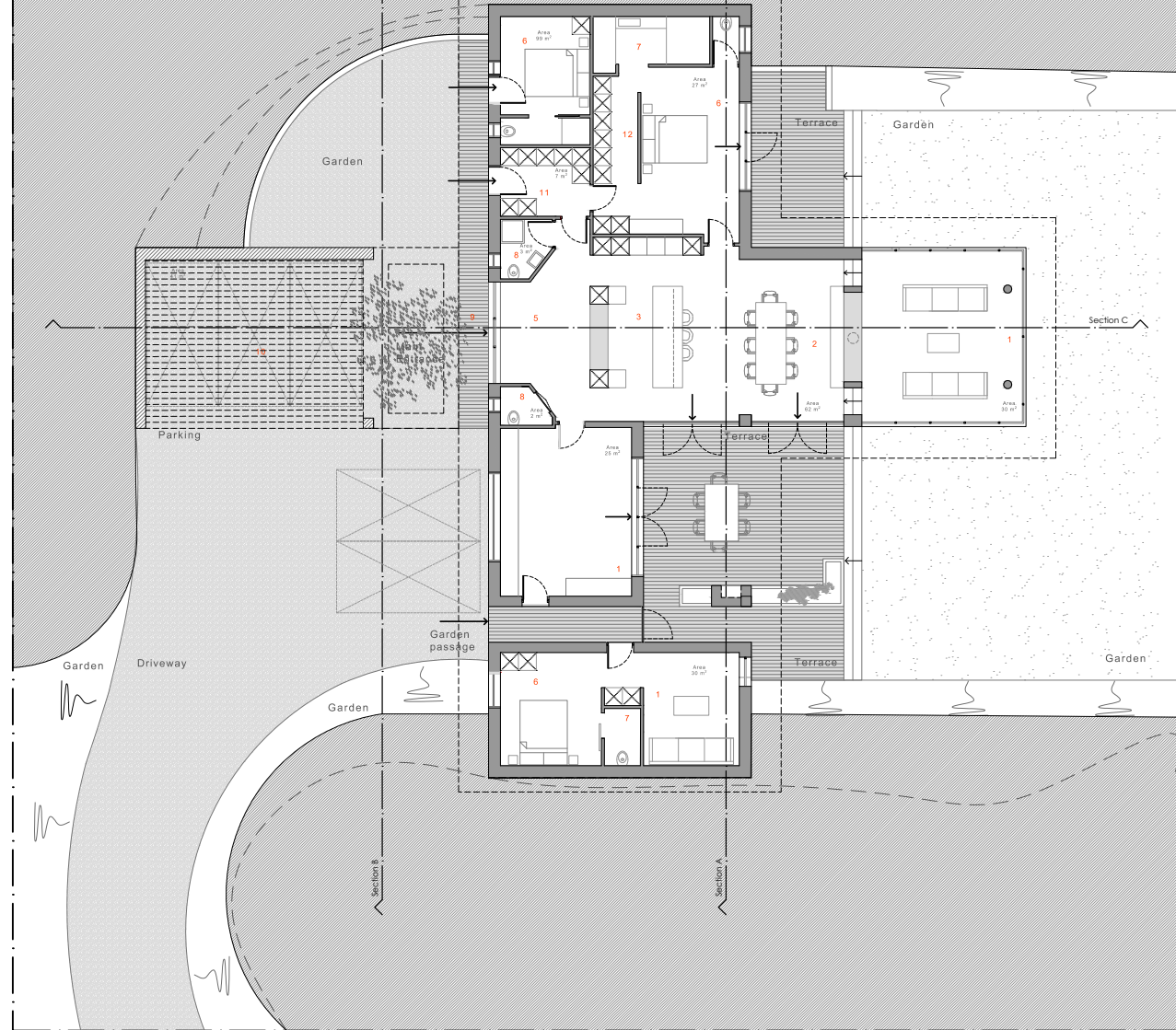
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Plot B - Proposed Floor Plan



Drawing note

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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

7th May 2021

REV.

01

Scale

1/100

Drawing sheet size

A2

Location

Bruton

Drawing title

Ground floor plan-Plot B

Phase

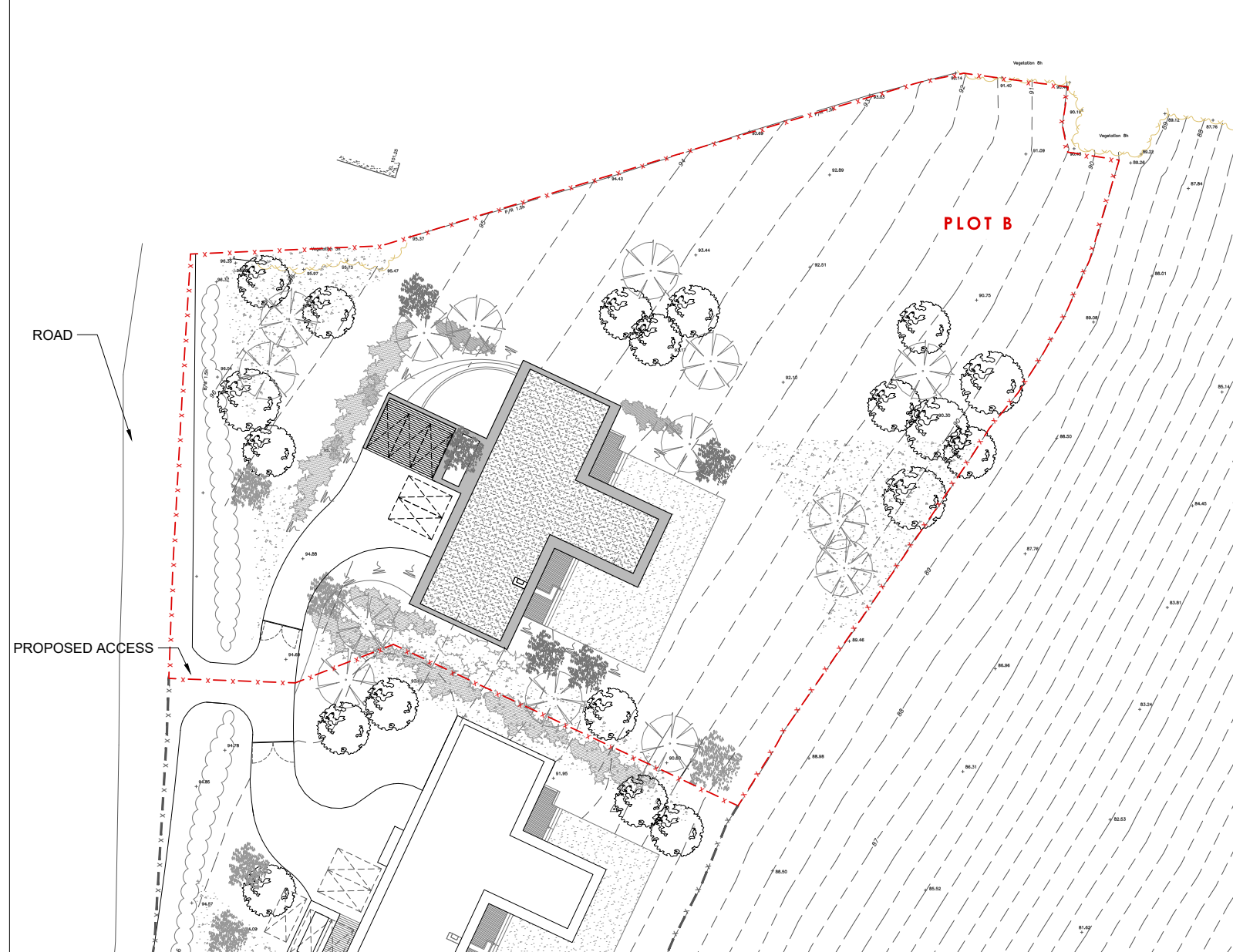
Planning Application



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Plot B - Proposed Floor Site Plan



Drawing note

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Notes

PLOT B

Plot B boundary

Site boundary

Parking space

Project

COOMBE
HILL

Project No

MM05

Drawing No

MM05-S04

Date

17th April 2021

REV.

01

Scale

1/250

Drawing sheet size

A2

Location

Bruton

Drawing title

Site plan-Plot B

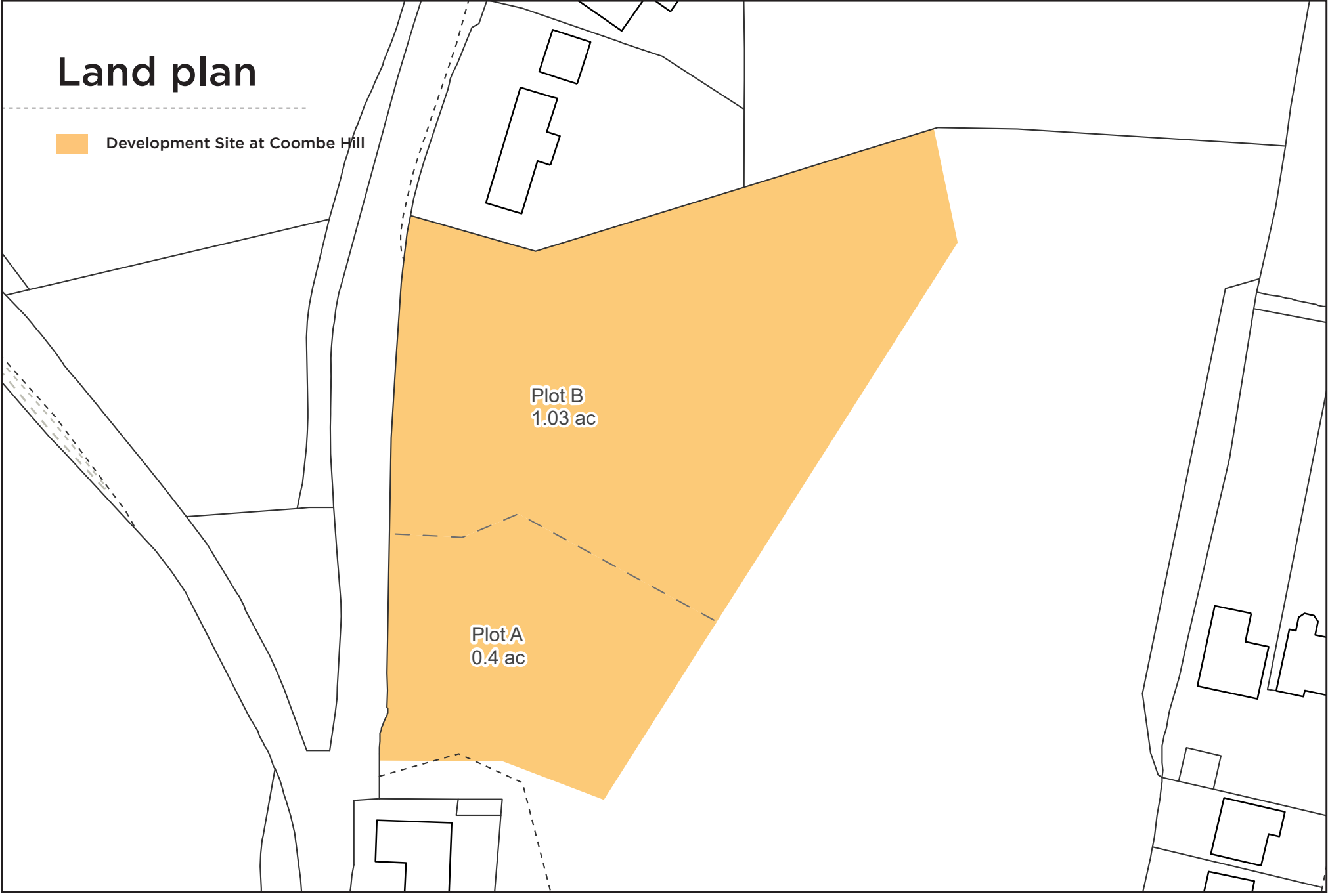
Phase

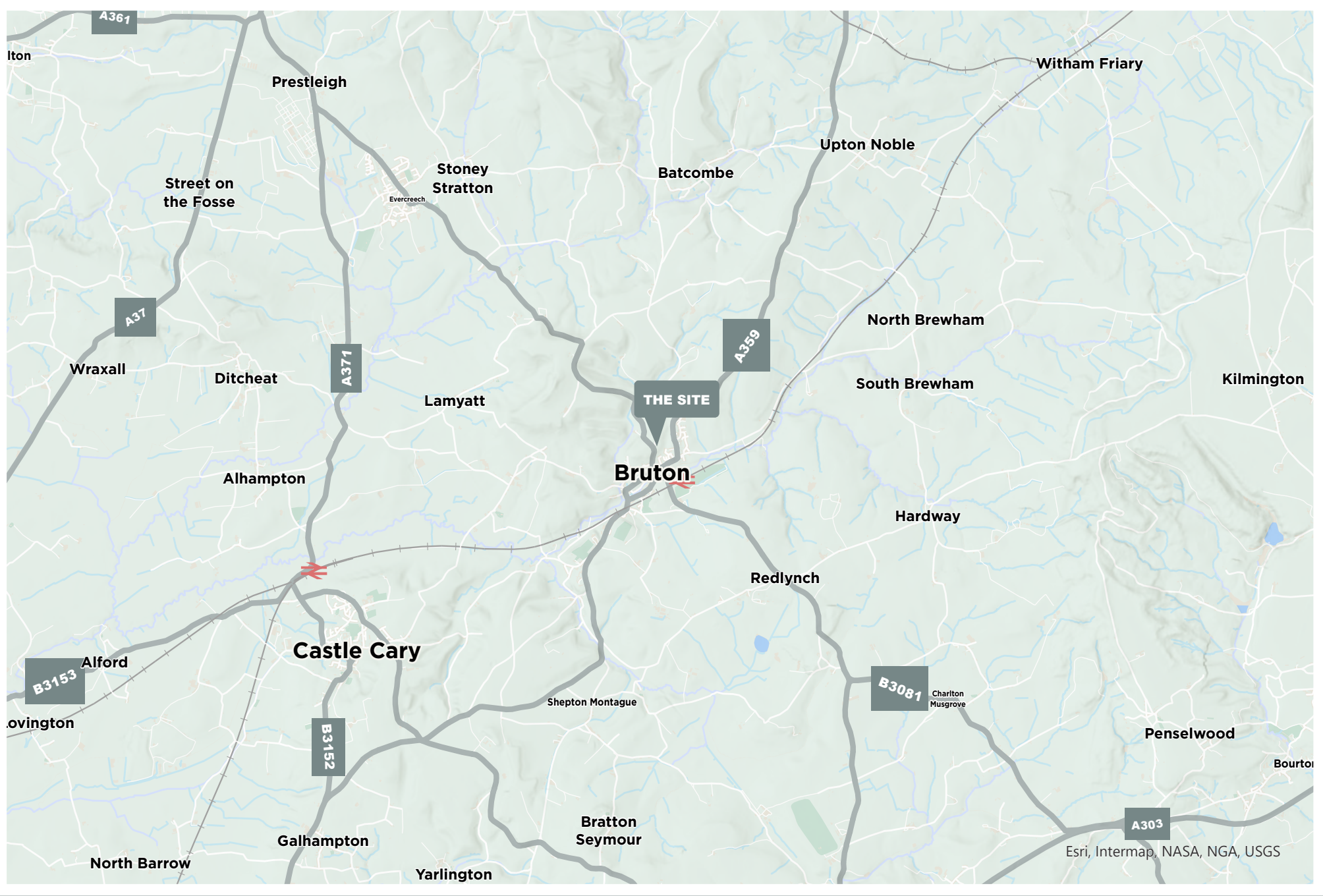
Planning Application



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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.

*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

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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Important Information

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