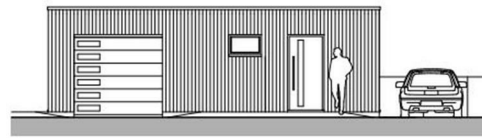
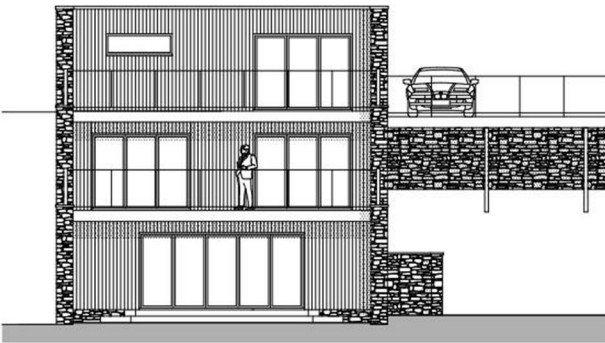


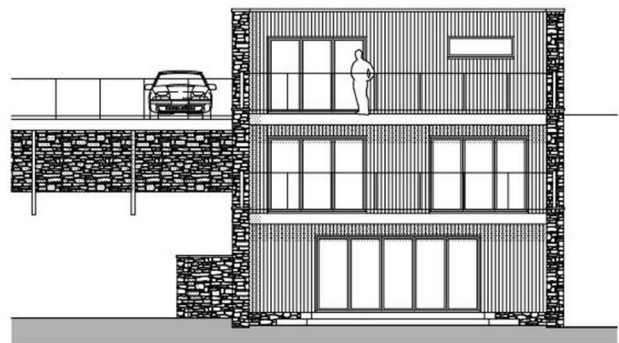
Front SE Elevation - Plot 1



Front SE Elevation - Plot 2




Rear NW Elevation - Plot 1



Rear NW Elevation - Plot 2

Development Land, The Beacon, Ilminster, Somerset TA19 9AH

A development opportunity in one of our most sought-after addresses on the edge of the town. With planning permission granted for two detached contemporary residences, designed to make the most of the superb views and fabulous position.

 0.47 acre(s)

- Opportunity to purchase two building plots
- Permission for two detached contemporary properties
- Excellent road links within a short drive
- Outline permission and Reserved Matters approved
- Within half a mile of the town centre
- Sought-after address with superb views

Guide Price £250,000

Freehold

THE PROPERTY

A rare opportunity to acquire two adjoining building plots in one of the town's most sought-after addresses with the benefit of planning permission for the erection of two impressive detached dwellinghouses with integral garages and associated parking. The three-storey contemporary style of the two properties, designed to nestle in the existing hillside, makes the most of the available natural light and stunning views by the use of large expanses of glazing. The houses are intended to be constructed in natural stone with timber boarding under GRP roofs.

SITUATION

Located towards the northern edge of the town with fabulous views to the west, the land lies within easy reach of public footpaths and Dillington Estate permitted paths which lead you straight into the countryside. The town centre is only approximately half a mile away with a pedestrian pavement providing access. The town centre stores are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butcher's, delicatessen, cheese and dairy shop, super hardware store, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and close-by a town library. There is also an excellent Co-op store with adjacent Peacocks clothes store. Ilminster Arts Centre is a vibrant arts venue with a licensed café and there are plenty of other places to eat, including pubs, cafes and restaurants. The town has several hairdressers / beauty salons, a dental surgery, first and middle schools (soon to combine to a two-tier system) and a modern health centre with two doctors' surgeries. This area of South Somerset remains very much unspoilt. It lies within easy reach of the lovely Jurassic coastline with its many beautiful beaches and historic seaside towns such as Lyme Regis within 30 minutes' drive, whilst just a short drive away are the Blackdown Hills, another AONB perfect for walking and cycling. In terms of accessibility, it offers the best of

both worlds with excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303).

DIRECTIONS

What3words/////firming.tastes.eyeful

PLANNING

Please refer to Somerset Council Planning References 18/03454/OUT and 22/02633/REM.

The allocation certificate for the Discharge of Condition 2 (Phosphate Credits) has been paid for and provided to the agents. A copy is available on request along with other reports already conducted including the Nutrient Neutrality Assessment and Mitigation Strategy, Ecological Appraisal, and Shadow Habitats Regulations Assessment.

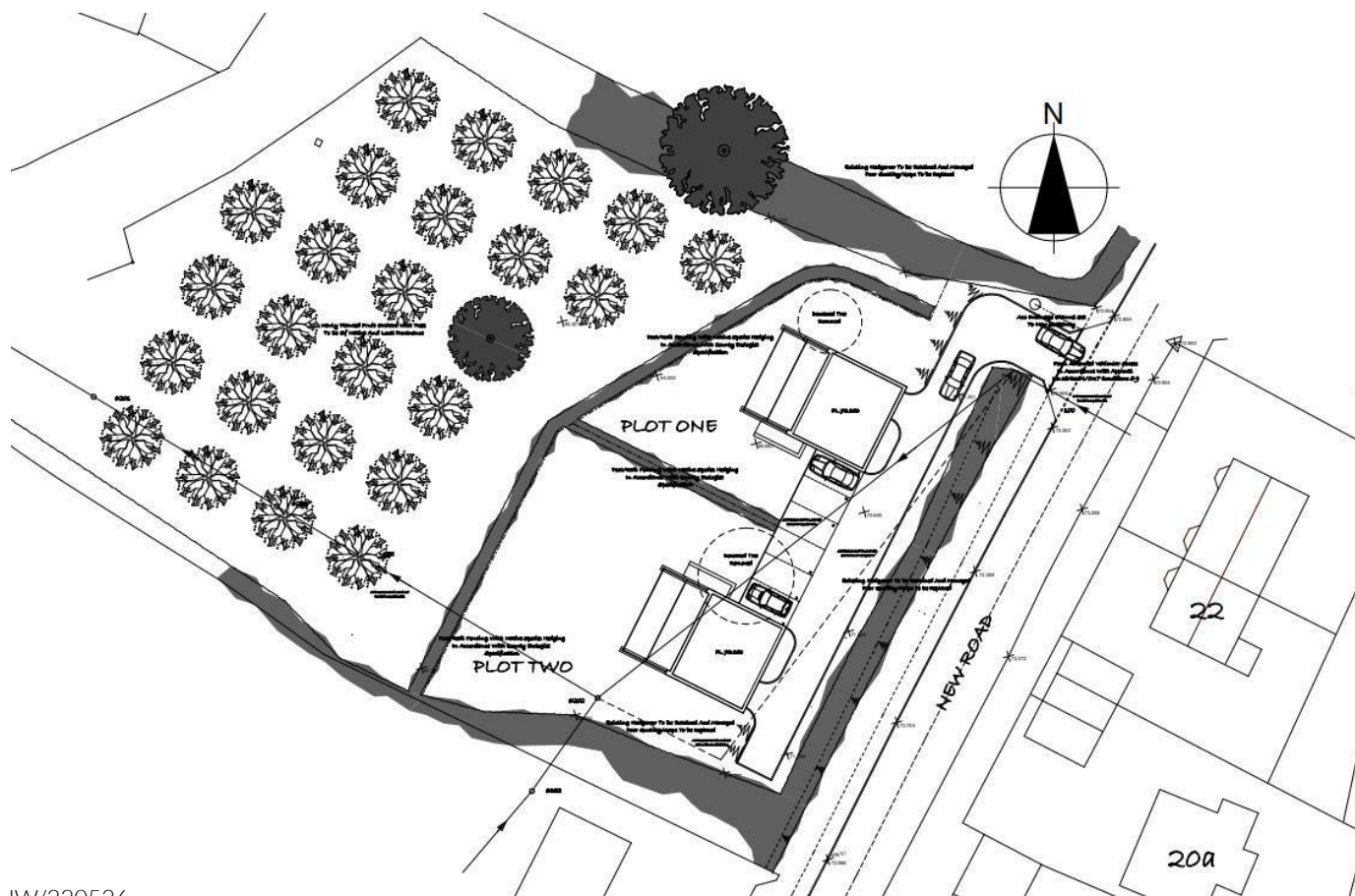
SERVICES

There are currently no mains services connected to the site for the benefit of the two plots.

Ultrafast broadband is available in the area. There is mobile coverage. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Local Authority - Somerset Council



ILM/AJW/220526



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Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.