Rolfe East







Sparkford Hill Lane, Sparkford, BA22 7JF

Prices From £120,000

- FIVE BUILDING PLOTS AVAILABLE TO PURCHASE FROM £120,000 - £165,000 EACH.
- OVERALL SITE EXTENDS TO 1.12 ACRES APPROXIMATELY.
- SHORT WALK TO LOCAL PUB AND CONVENIENCE STORE.
- SHORT DRIVE TO TWO MAINLINE RAILWAY STATIONS TO LONDON WATERLOO / VICTORIA.
- PRIME BUILDING PLOTS ON THE EDGE OF LOCAL BEAUTY SPOT - SPARKFORD HILL LANE.
- IDEALLY LOCATED CLOSE TO THE A303 TRUNK LINKING THE SOUTH WEST TO LONDON.
- PLANNING PERMISSION NUMBER - 26/00452/FUL
- PLANNING PERMISSION PASSED FOR 5 DETACHED CUSTOMISABLE ECO HOMES.
- SUPERB COUNTRYSIDE WALKS FROM THE FRONT DOOR.
- SHORT DRIVE TO THE HISTORIC TOWN CENTRE OF SHERBORNE.

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Fletcher Moss Park Sparkford Hill Lane, Sparkford BA22 7JF

An exciting opportunity to buy one of five building plots available on a site of 1.12 acres approximately with planning permission passed for five detached customisable dwellings (planning number 26/00452/FUL). The land sides on to the local beauty spot of Sparkford Hill Lane - popular with local dog walkers and nature lovers. This development will be centred around community and connectivity with an eye on the future of net zero and carbon neutral living. With stunning countryside walks from very nearby the front door, this development will be well-connected to the A303 trunk road linking London to the South West plus the A359, plus Sparkford public transport and pedestrian access. The site is near to a local convenience store, village pub and petrol station - ideal as you do not have to put the children or the dogs in the car! The land is located near the centre of the popular Somerset village of Sparkford, which has amenities including an ancient parish church, petrol station and stores, the Supercar café and a village pub. The friendly village of Sparkford has a public house, playing field, an active parish hall for Scouts and toddler groups, St Mary Magdalene church and Sparkford is in the Cam Vale Benefice centred on Queen Camel. Schools include Hazelgrove Preparatory School and there is the nearby pre-school and primary school of Countess Gytha in Queen Camel. Views include nearby Cadbury Castle, Corton Denham, Ridge and Kembers Hill. Buyers will secure a residence that reflects the rural character of the area without compromising on accessibility. With a focus on high-energy performance, future buyers will be investing sustainable custom build that they can make their own.

If you are an independent developer or a larger new build company, then this is a project that you should definitely consider.

4 2 2

Council Tax Band: New Build









Front



House Type 2
4-bed





Side 1



Side 2

Material Options

- Blue Lias Stone
- Timber Cladding
- Tile or Metal Roof
- Timber or Metal Windows
- Timber or Metal Doors
- Optional Louvres



Front





House Type 1
3-bed



Side 1



Side

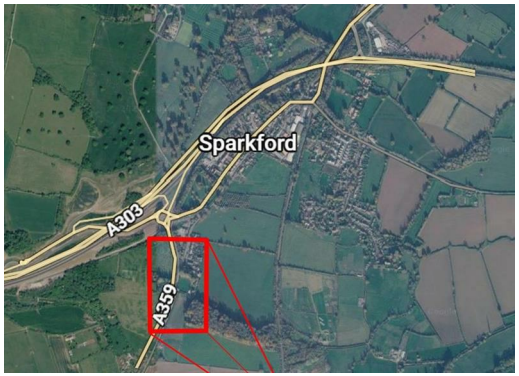
erial Options

Blue Lias Stone
Timber Cladding
Tile or Metal Roof

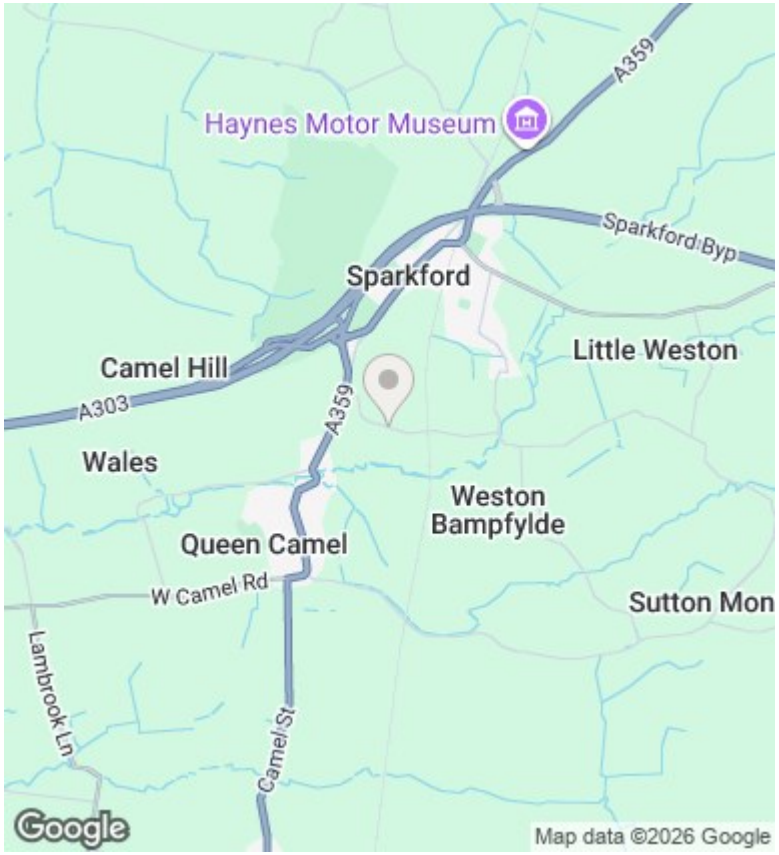
- Timber or Metal Windows
- Timber or Metal Doors
- Optional Louvres











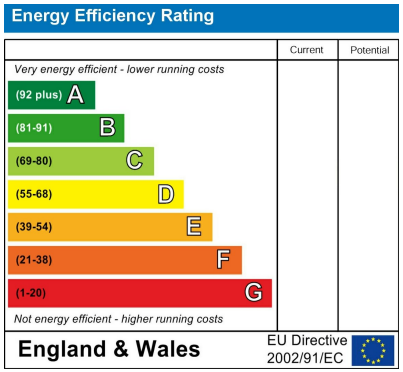
Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

New Build



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