

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



KITE HOUSE, TOTNEY WICK, MARK, Nr. WEDMORE, TA9 4NL



**KITE HOUSE,
TOTNEY WICK, MARK, Nr. WEDMORE, TA9 4NL**

*Mark and Burtle under 2 miles, Wedmore 4 miles, Glastonbury 9 miles,
Wells 12 miles, , Taunton 24 miles, Bristol 26 miles. All approx*

A stunning, state of the art, rural home to be constructed in approx. 2 acres in beautiful countryside.

Available for purchase as a completed home - £1,900,000

or as a project

Architect managed and constructed by NHBC registered builder

With purchase of the land £600,000 and stage payment build

Location

Kite House has a wonderful position in beautiful countryside, well away from any busy roads, with breath taking views.

Nearby are charming villages and within easy reach are small country towns, the beach and the larger cities including Taunton, Bristol and Bath.

A drive, of about 400 yards, leads from a small country lane, past a neighbouring house and on to Kite House.

Description

This is a stunning building which is architect designed and fits superbly into this unspoilt landscape with far reaching views and huge skies.

Quoting the design statement – “Externally, the dwelling will be constructed using a palette of natural materials and will make reference to the local vernacular and the existing barn. Materials such as vertical timber cladding is used throughout the exterior walls, with a solid masonry base extending to the cill level. A pitched metal roof with a standing seam profile will be utilised and will be in keeping with a modern agricultural aesthetic. Rooflights and solar PV panels will be positioned on the south and east facing roof planes, benefiting from unobstructed sunlight due to the relatively open and flat terrain.





Large areas of glazing will be incorporated to the south and eastern elevations which constitute the open plan living areas and the master bedroom suite at ground floor level. These rooms have direct access to the private terrace area to the southeast of the dwelling. There will be an overhang supported by timber posts to provide shading to the south facing gable and Terrace.

The interior is equally impressive with a superb kitchen and dining room opening into an equally splendid living room with a high vaulted ceiling. Other accommodation on the ground floor includes a reception hall, utility/boot room, 3 bedrooms and 2 bathrooms. Above is a further open plan living area, a bedroom (with far reaching views) and en suite bathroom and extensive storage.

Returning the main reception hall a door opens to self-contained the east wing which has a sitting room, and a master suite with a bedroom, bathroom and dressing room.

Sustainability

The property will utilise sustainable heat sources including an Air Source Heat Pump and underfloor heating. Windows will be triple glazed, and a large array of solar panels are included on the south and east facing roofs.

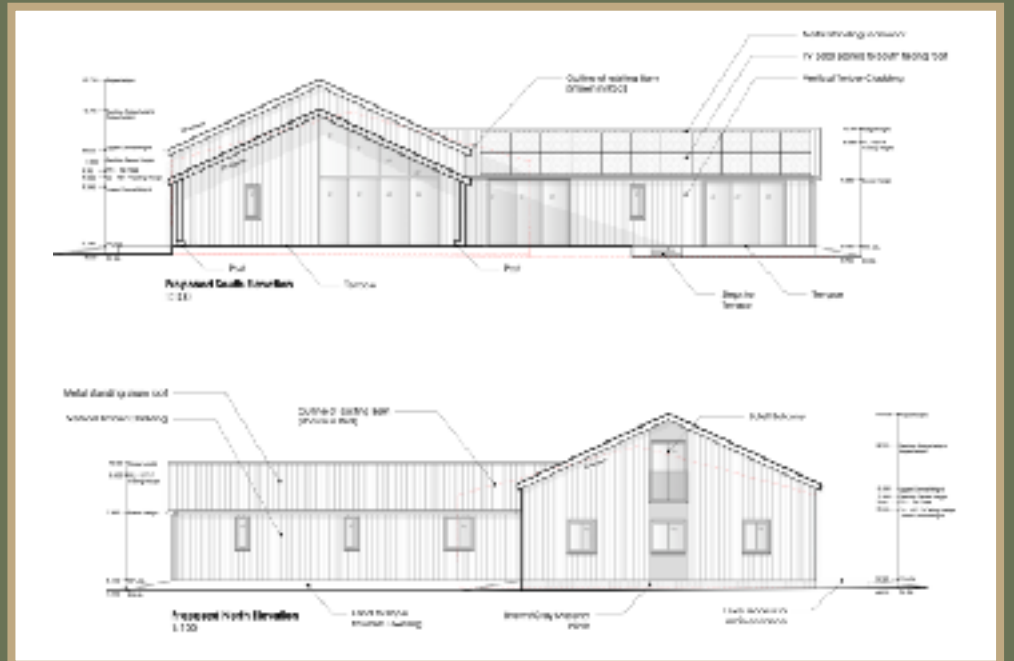
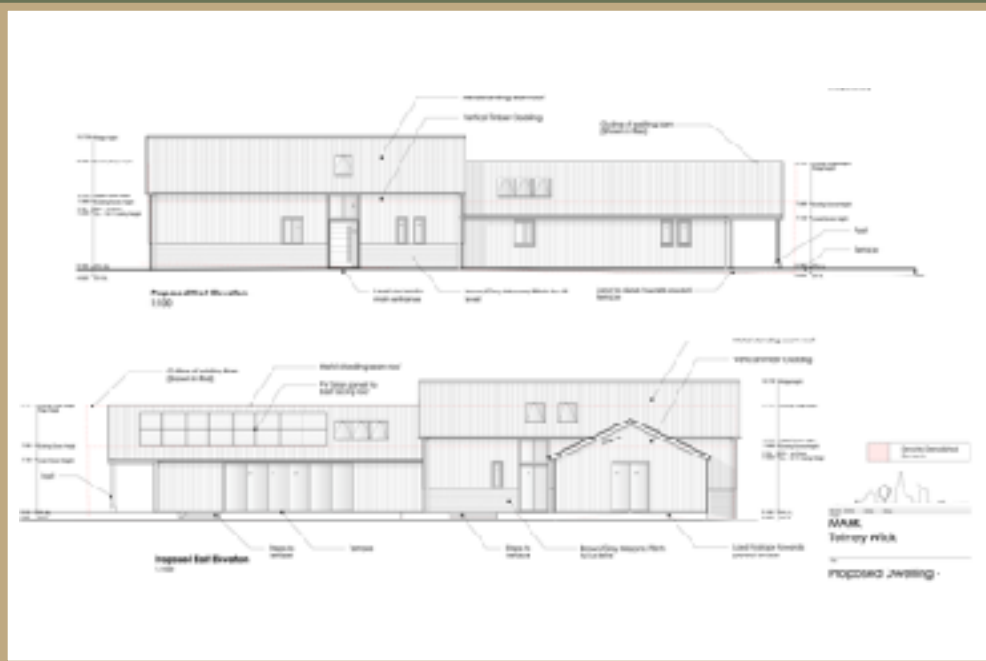
A Mechanical Ventilation Heat Recovery system will be installed to supply a continuous clean air supply and contribute to the energy efficiency of the dwelling.

Rainwater harvesting will be implemented though a rainwater harvesting system whereby rainwater will be re directed from hard surfaces such as the roof and utilised to flush toilets, wash clothes and many other non-human consumption related applications.

The building will be insulated above the minimum requirements of Building Regulations and will aspire to achieve U-values higher than the minimum targets currently set.

The above factors, as well as the use of high-quality materials such as locally sourced timber, sheet roofing and masonry, as well as the potential to recycle existing materials on site, such as the existing timber and concrete, will enable the proposal to be a sustainable new build dwelling to high standards.





Outside

Approx. 2 acres of grounds to the east and south.

Also included is a large American timber barn, recently used as stabling but equally suited for other uses.

The Surrounding Area

The nearest villages are Mark and Burtle both with active and friendly communities. There are good pubs, a post office and stores, Church, a busy village hall and various local societies and clubs. Excellent state schools include Mark First School, Hugh Sexey Middle School in Blackford and the Kings of Wessex School in Cheddar. There are also well respected independent schools within the area including Millfield, Wells Cathedral and Sidcot.

The Saxon village of Wedmore lies a few miles east and is a delightful and extremely active centre and in many ways is an archetype of an English village.

There are historic buildings including the medieval church next to an old coaching inn, a general store/newsagent, post office, butchers, chemist, various other interesting shops, plus pubs, restaurants and tea rooms. There is a wide range of cultural and sporting clubs and societies. Swimming pools at both Cheddar & Wells; Sailing & Windsurfing Clubs at Cheddar Reservoir; the Badgworth Equestrian Centre; Wedmore 18 Hole Golf Course; Floodlit AstroTurf Tennis Courts; Indoor and Outdoor Bowling Green; Football and Cricket clubs.

The Cathedral City of Wells is approximately 13 miles away and also provides a good range of business, recreational and shopping facilities. City shopping centres are available at Taunton (21 miles) and Bath and Bristol (each approx. 32 miles). Communications in the area are good with access to the M5 (J22 being 3 miles) connecting to M4 (J16). A local train service from Highbridge (4 miles) links with the intercity train services at Taunton and Bristol Temple Meads to London Paddington taking approximately one and a half hours. Castle Cary, a mainline station, is about 25 miles whilst Bristol International Airport is 17 miles away.



Somerset Council
Benjamin & Bealshams
The Borough Offices
The Borough
Wells
Somerset
BA20 4EB

Application No: 5025/001/4

Town and Country Planning Act 1990 (As Amended)

Somerset Council hereby GRANTS PERMISSION in respect of the application of:

as described in the plans and particulars received on 20/11/00

APPLICATION NO: 5025/001/4

PARISH: Wedmore

PROPOSED: Erection of a dwelling or site of existing to be demolished and associated site works

LOCATION: Tetney Wick, Little Moor Road, Mark, Highbridge, TA9 4NL

PERMISSION IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved particulars in schedule A.
Reason: For the avoidance of doubt and in the interests of proper planning.

3. If any unforeseen contamination is found during excavations, the Local Planning Authority shall be notified immediately. Where remediation is deemed necessary by the Local Planning Authority, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority and then implemented in accordance with the submitted details. RPPF s 164. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer until the owner.

Reason: To ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without causing adverse risks to

human health, controlled waters and other receptors both on-site and off-site, in accordance with Policies D01 and C25 of the Sedgemoor Local Plan and sections 11 and 15 of the National Planning Policy Framework.

4. Prior to the installation of any external lighting, a lighting design for bats and other biodiversity following Guidance Note GN23 - bats and artificial lighting at night (ELP and DGT 2003), shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed. Lux levels should be below 0.5 Lux on key & supporting features or habitats. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: in the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with Sedgemoor District Council Local Plan, Policy D20 - Biodiversity and Geodiversity.

5. The development will proceed in line with the measures identified under section 5.2 and 5.3 of the submitted and hereby approved Preliminary Ecological Appraisal Report (Nash Ecology, September 2000). The biodiversity management measures shall be installed prior to the first occupation of the development hereby approved, and retained and maintained thereafter in perpetuity.

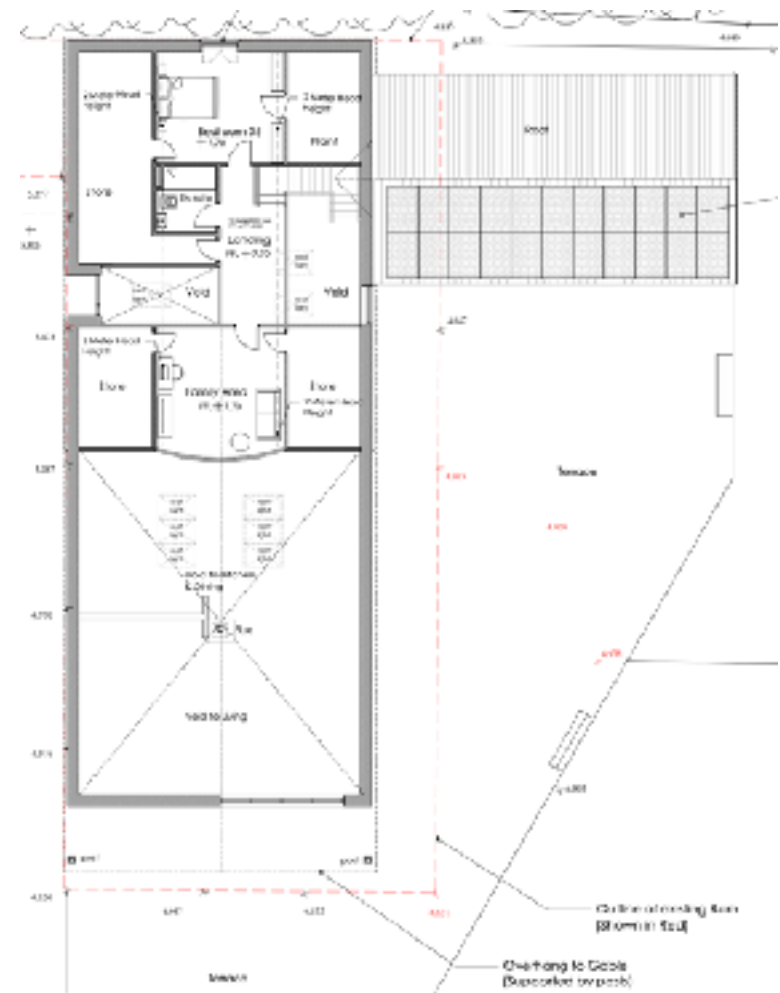
Reason: in the interests of European and UK protected species, UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2001 and in accordance with Sedgemoor District Council Local Plan, Policy D20 - Biodiversity and Geodiversity.

6. A Risk Avoidance Measures Method Statement (RAMMS) detailing the following measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development:
a) Pollution prevention methods to avoid impacts such as dust, chemicals or materials entering the adjacent watercourse(s).
b) How sensitive habitats such as trees and waterbodies will be protected from mechanical damage, poisoning incidents and/or compaction of soils in accordance with RPSM 2002. The development will thereafter be implemented in accordance with the approved plans.

Reason: Pre-commencement condition: in the interests of European and UK protected species, UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2001 and in accordance with Sedgemoor District Council Local Plan, Policy D20 - Biodiversity and Geodiversity.

Dated: 10/1/00

Mickey Green



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.