



Outline planning consent for a change of use from Agricultural Barn to C3 Dwellings.

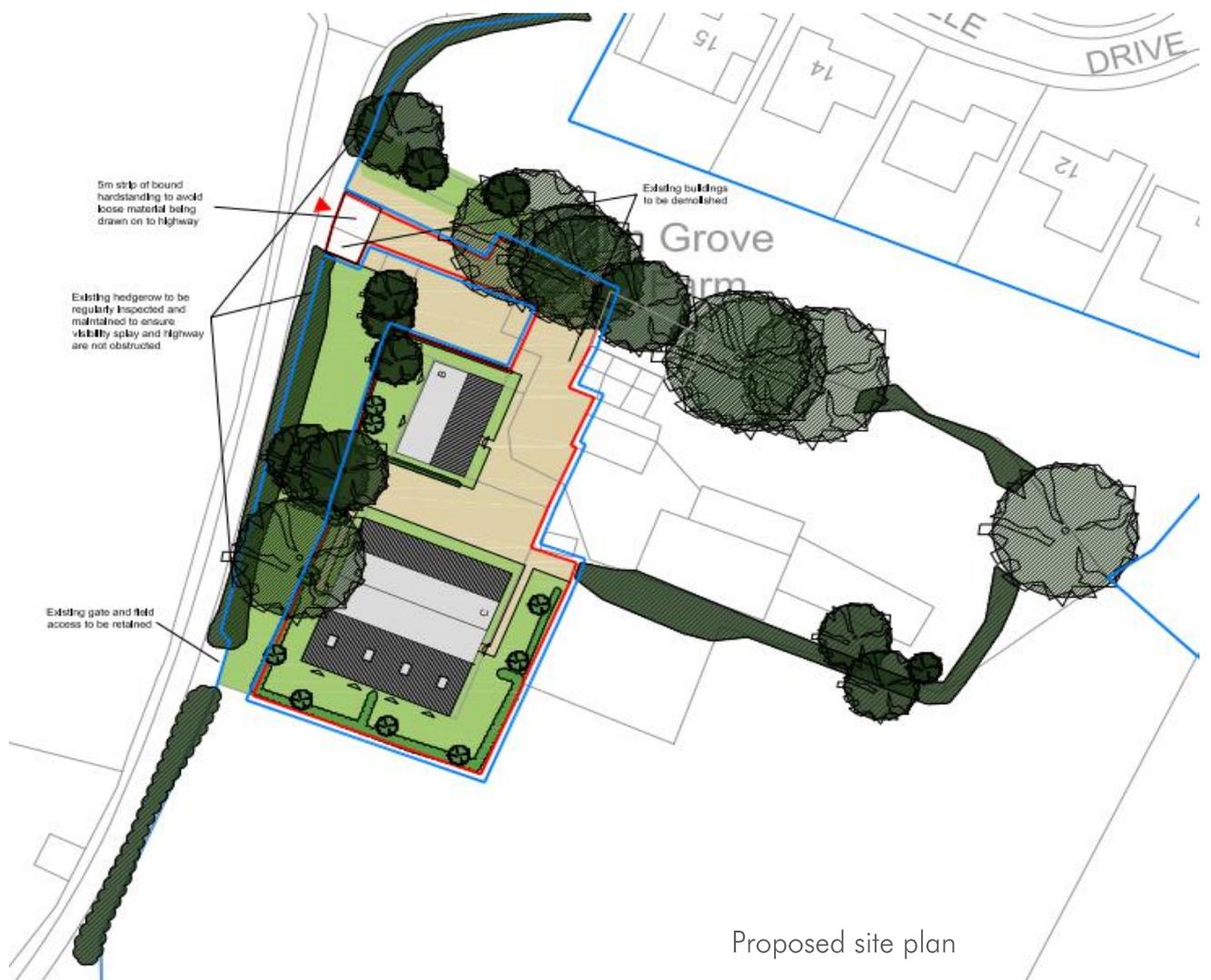
£550,000 Freehold

Elm Grove Farm  
Lower Road  
Hinton Blewett

**COOPER  
AND  
TANNER**



Plan for identification purposes only



Proposed site plan

# Elm Grove Farm

## Lower Road

### Hinton Blewett

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- Development Opportunity
- Selection of 3- and 4-bedroom Properties
- On the Outskirts of the ANOB
- Application Ref: 19/04417/ADCOU

#### Description

Exciting development opportunity for the construction of three dwellings; comprising 1 x 3 bed detached and 2 x 4 bed semi-detached properties.

Elm Grove Farm is located on the south side of Hinton Blewett with views over the fields to the South and East. On site there are a mixture of stone, steel and wood buildings, and the Application was granted under Q Class regulations.

We are instructed to offer all of the buildings and land equating to 2.55 Acres.

There are an additional 7.22 acres to the South East, adjoining the land with an independent access, which can be purchased under separate negotiations. An overage will be placed on all undeveloped land at 30%.

#### Planning

Planning consent approved, subject to conditions, 2<sup>nd</sup> December 2019, and the planning application reference is 19/04417/ADCOU. Conditions, pre-occupation, pre-commencement, bespoke trigger and compliance full detail available on the Decision Notice.

A technical information pack is available from the agent upon request. Planning details can be found via BANES District Council planning portal.

#### Viewings

Viewing is strictly by appointment only, please contact Darren Woodyer 01373 455060 option 5.

#### Method of Sale

Private Treaty.

#### Wayleaves, easements and rights of way

The land will be subject to and with the benefit of all rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cable, drains, water and gas and other pipes whether referred to in these particulars or not.

#### Local Council:

BANES District Council

**Services:** Prospective purchasers must satisfy themselves as to the location and capacity of any services.

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Bristol Temple Meads



Elevation A-A



Elevation B-B



Elevation C-C



Elevation D-D

### Barn B Proposed Elevations



Elevation A-A



Elevation B-B

### Barn C Proposed Elevations

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**COOPER  
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TANNER**

**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

