

THREE INDIVIDUAL PLOTS FOR DETACHED DWELLINGS

HILL FARM KNAPP NORTH CURRY SOMERSET TA3 6BE



PLOT 1

PLOT 3

PLOT 4

- Full Planning Permission 24/23/0007 for detached dwellings
- Approved designs - one x 4 bedroom, one x 2 bedroom, one x 3 bedroom
- Individual plots with close by services, stunning location and views
- Guides – Plot 1 £210,000 Plot 3 £180,000 Plot 4 £160,000

view across site to the east (Sept 2025) - white line denotes approximate plot boundaries

KLP
KITCHENER
LAND AND PLANNING

THE PLOTS

KLP are delighted to offer for sale these 3 beautifully located individual building plots set in a stunning semi rural location on the fringe of the hamlet of Knapp, yet only 7 miles from Taunton town centre. The overall site was previously farm buildings, now demolished and offers beautiful expansive countryside views and countryside access. Available services we are advised are mains water, electricity, fibre and a connection to a new private treatment plant for foul water. The plots are accessed via a private drive. The planning permission is for 5 dwellings, Plots 2 and 5 have been sold.

We are advised as follows re approximate plot and dwelling sizes:

Plot 1 - c.1.92 acres - Approved drawing shows a 4 bedroom detached dwelling with the potential, under we understand Permitted Development (PD) Rights, to incorporate a 5th bedroom above the garage within the existing design, total potential of c.2647sqft.

Plot 3 - c. 1.48 acres - Approved drawing shows a 2 bedroom detached dwelling with the potential, under we understand under PD Rights, to incorporate 2 additional bedrooms in the roof space/above the garage within the existing design, total potential c.2420 sqft.

Plot 4 - c.0.22 acres – Approved drawing shows a 3 bedroom detached dwelling c. 1741 sqft, plus a range of outbuildings.

HILL FARM, KNAPP, NORTH CURRY

Hill Farm offers a choice of 3 very different building plots, each design is individual but sharing the same incredible location with direct access to the immense amenity offered by the Somerset Levels known locally as The Moors. A short walk downhill via the public right of way that runs through the site puts you in the most idyllic location for flat easy dog walking, fishing, paddleboarding, kayaking and bird watching in the most peaceful and scenic location.

The local village of North Curry half a mile away offers shops, post office, pub, church, and health centre, also a Primary School Ofsted listed as outstanding, 2 cricket teams and a lovely community. Further afield is the county town of Taunton, just 7 miles from the farm offering superb private schooling, lovely restaurants and shops the town has great sporting opportunities with the County Cricket Ground, Taunton Race Course and Taunton Polo Club, also incredible trail hunting with the Taunton Vale. Also at Taunton is J.25 of the M5 and a mainline railway station.

PLANNING & TECHNICAL

Somerset Council granted full planning permission dated 07 November 2023 under application reference 24/23/0007 for the erection of 5 dwellings (in lieu of 5 No. permitted residential barn conversions) with demolition of farm buildings at Hill Farm, Combe Lane, Knapp.

Somerset Council confirmed 05 December 2024 that the details provided for conditions 3 and 15 of application 24/23/0007 area acceptable and approved. Somerset Council confirmed 05 March 2025 that the hard landscaping details provided for condition 5 of application 24/23/0007 are acceptable and approved.

Community Infrastructure Levy - We are advised that no CIL payment is required.

Nutrient Neutrality – We are advised the development achieves nutrient neutrality.

S106 – A S106 agreement is not applicable to this planning permission.

A Management Company has been set up for Hill Farm re the communal areas, communal maintenance, etc. Also to receive a payment of £7,500 from each plot purchaser as a contribution to complete the road and courtyard works just before the final house is completed or January 2028, whichever is sooner.

A comprehensive Planning & Technical information pack is available from KLP on request, supplied via a Drop Box link. The pack includes the Vendors own brochure which shows designs that may be utilised for additional accommodation as mentioned, under PD rights.

METHOD OF SALE

The plots are offered for sale by Private Treaty

Guides: Plot 1 £210,000 Plot 3 £180,000 Plot 4 £160,000

VIEWING - what3words: ranches.sending.jetliner

Viewing by appointment - Please contact the sole agents KLP to arrange



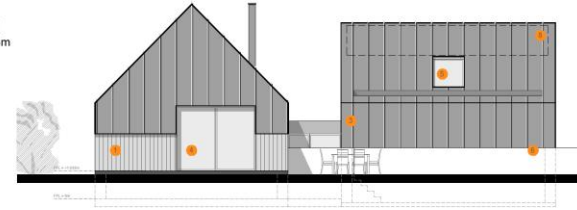
Contact: Darryl Hendley
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: darryl@klp.land
Tel. 01392 879300
Mob. 07850 275265

REF: 1080/DH/R2



HT 01
1.5 storey house =
217.43 m² / 2340.4 ft²

0 1 2
5m



REAR ELEVATION



SIDE ELEVATION

Proposed materials:

- Vertical timber cladding
- Vertical timber slatted boundary wall
- Grey standing seam metal roof / cladding
- Aluminium framed doors / windows
- Aluminium framed rooflights
- Retaining wall
- Sliding timber screen
- Proposed location for PV Panels

A Garage height to match the other garages 0000 18.07.2022

HT 01	HT 01
Hill Farm, North Curry	A
HT 01 Elevations 2 of 2	GB / GF
210904 HT 01 03	1:100 @ A3
	Nov 2022

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Drawing Status: PLANNING

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Plot 1 - CGI Image, Floor Plans and Elevations – Not to Scale

HT 01
1.5 storey house =
217.43 m² / 2340.4 ft²



GROUND FLOOR PLAN

HT 01	HT 01
Hill Farm, North Curry	A
HT 01 Ground Floor Plan	GB / GF
210904 HT 01 03	1:100 @ A3
	Nov 2022

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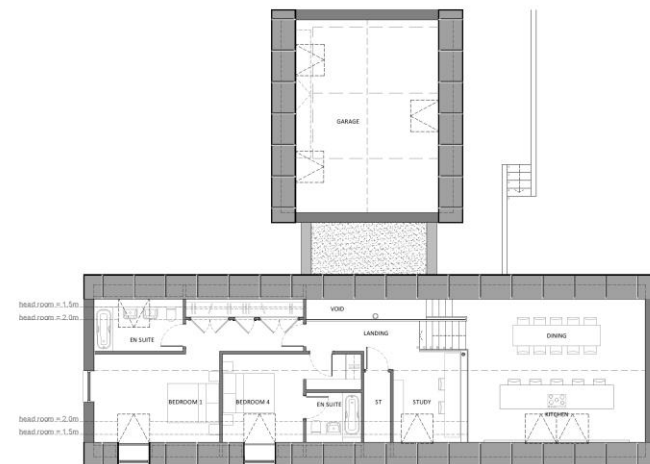
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0 1 2
5m

HT 01
1.5 storey house =
217.43 m² / 2340.4 ft²



FIRST FLOOR PLAN

HT 01	HT 01
Hill Farm, North Curry	A
HT 01 First Floor Plan	GB / GF
210904 HT 01 04	1:100 @ A3
	Nov 2022

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0 1 2
5m

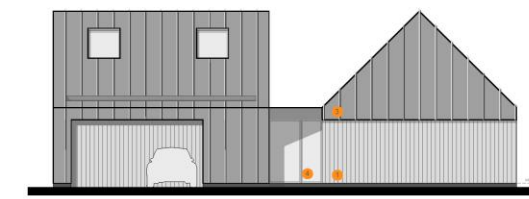


view across plot 1 to the east

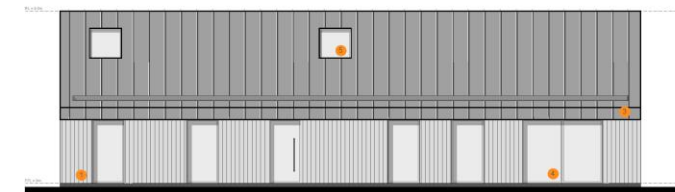


HT 03
1 storey house =
145.64 m² / 1567.7 ft²

0 1 2 5m



FRONT ELEVATION



SIDE ELEVATION

- Proposed materials:
- Vertical timber cladding
 - Sliding timber screen
 - Grey standing seam metal roof / cladding
 - Aluminium framed doors / windows
 - Aluminium framed rooflights
 - Proposed location for PV Panels

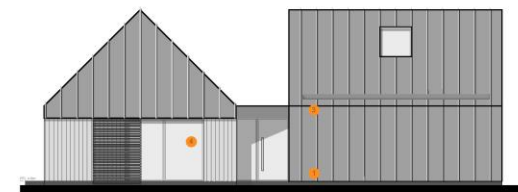
HT 03 Elevations 1 of 2
21/09/24 HT 03 01 1:100 @ A3 Dec 2022

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Plot 3 - CGI Image, Floor Plans and Elevations – Not to Scale

HT 03
1 storey house =
145.64 m² / 1567.7 ft²

0 1 2 5m



REAR ELEVATION



SIDE ELEVATION

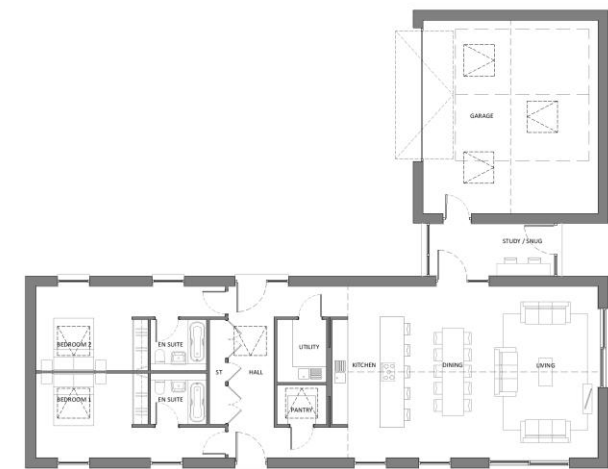
- Proposed materials:
- Vertical timber cladding
 - Sliding timber screen
 - Grey standing seam metal roof / cladding
 - Aluminium framed doors / windows
 - Aluminium framed rooflights
 - Proposed location for PV Panels

HT 03 Elevations 2 of 2
21/09/24 HT 03 02 1:100 @ A3 Dec 2022

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HT 03
1 storey house =
145.64 m² / 1567.7 ft²

0 1 2 5m



GROUND FLOOR PLAN

HT 03 Floor Plan
21/09/24 HT 03 03 1:100 @ A3 Dec 2022

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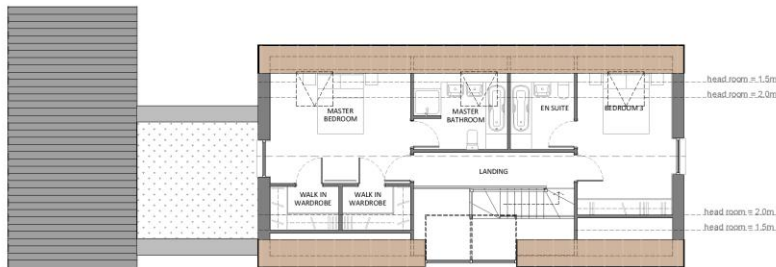
view across plot 3 to the north



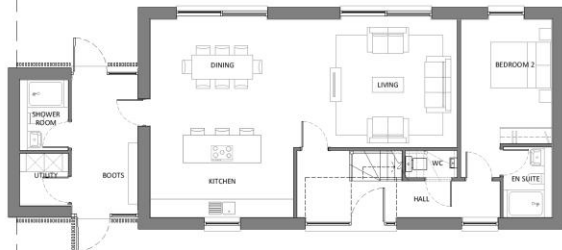
Plot 4 - CGI Image, Floor Plans and Elevations – Not to Scale

HT 04
1.5 storey house =
145.77 m² / 1569.1 ft²
1 storey annex =
15.95 m² / 171.68 ft²

0 1 2 5m



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Rev | notes
Hill Farm, North Curry
HT 04 Floor Plans
210904 HT 04 02
1:100 @ A3
Dec 2022

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view across plot 4 to the west



Plot 2 SOLD

02

01

03

04

Plot 5 SOLD

HILL FARM