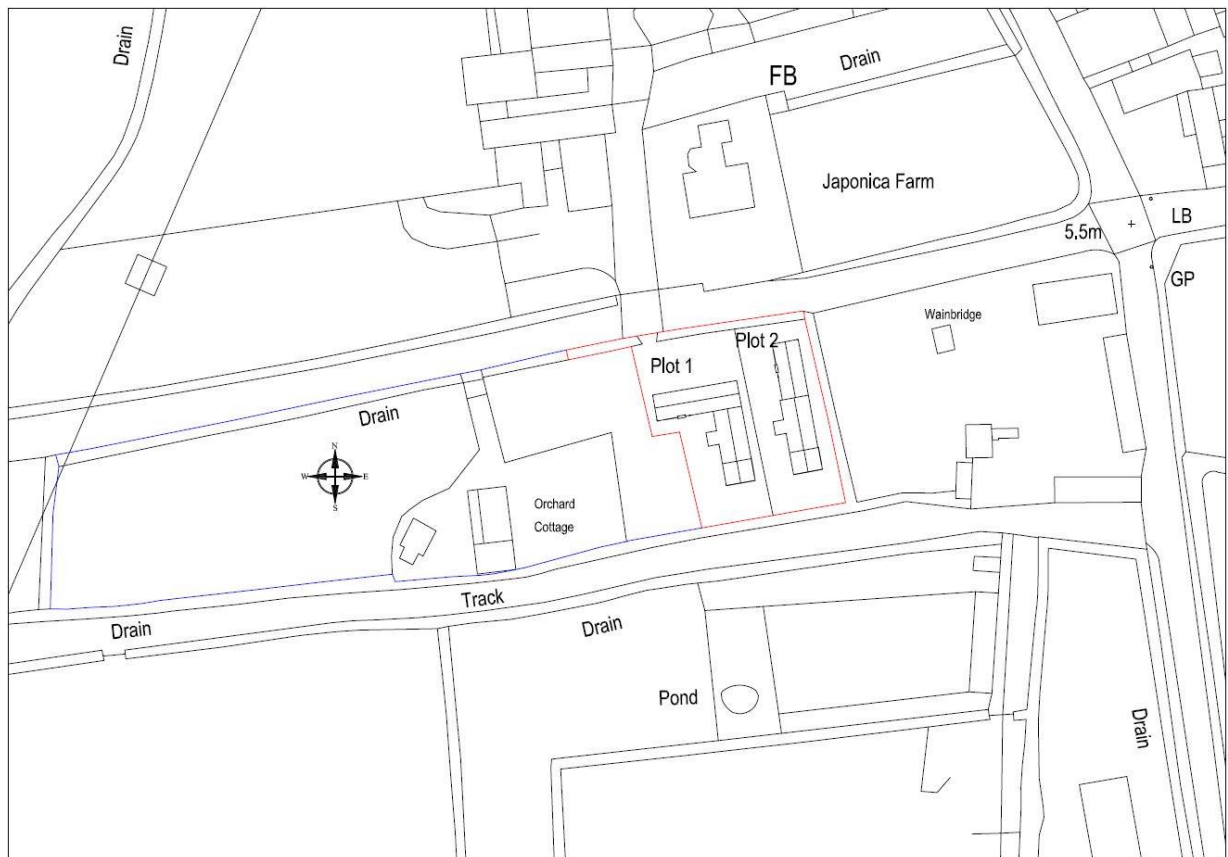
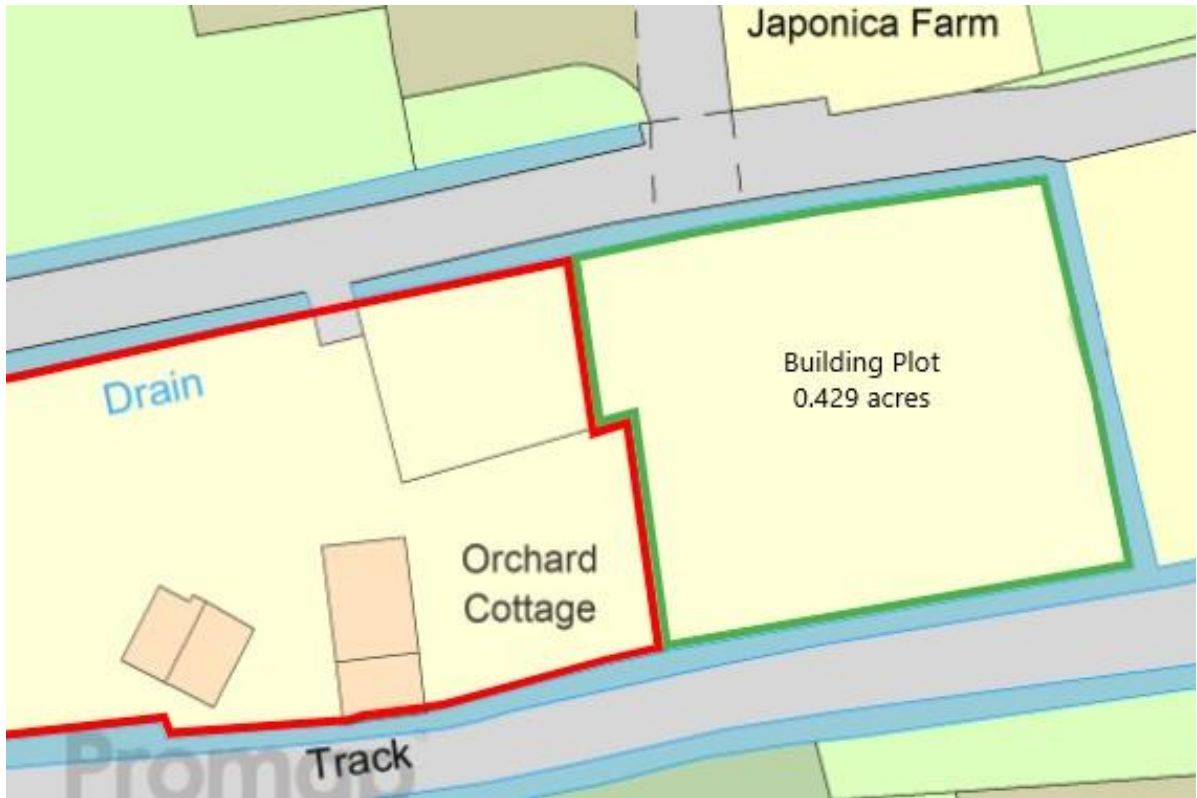




 0.429 acres with planning permission £450,000 Freehold

Orchard Cottage Building Plot  
The Causeway  
Mark TA9 4QD

**COOPER  
AND  
TANNER**



# Orchard Cottage Building Plot

## The Causeway

### Mark TA9 4QD

 **0.429 acres**

with outline planning permission for two dwellings

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**£450,000 Freehold**

#### Description

At just under half an acre, this building plot with outline planning permission for two single storey, 3 bedroom dwellings presents a fantastic development opportunity. Situated on The Causeway in Mark the plot has wonderful southerly rural views with good access to the local villages and further transport networks. The proposed sympathetic design of the buildings replicate the local vernacular and are in keeping with the surrounding barns in the local vicinity.

Further information for the Outline Planning Permission App No 33/23/00021 all matters reserved for the erection of 2 dwellings can be found on the Somerset Council Planning portal.

Note: "Dwelling to be first occupied as sole or main residence of a person on the Council's Self Build Register with an appropriate local connection to the parish of Mark. See Sedgemoor Local Plan 2011-2032 Policy D9."

#### Utilities

There are currently no utilities on the plot but drainage can be accessed from the road.

#### Location

Mark is a well sited and popular Somerset village with an active local community. There is a popular pub in the centre of the village, The White Horse, as well as

The Pack Horse on Church Street. There is a thriving village hall nearby and also a post office/stores, garage and church. There are many active clubs and groups including Mark Friendship Group. With excellent road connections in all directions, Mark is perfect for both the country lover and rural commuter alike.

Mark has an excellent local first school, Hugh Sexey Middle School in Blackford (4 miles) and the Kings of Wessex Academy in Cheddar (9 miles). In the private sector, Millfield School, Street is 13 miles away. The historic village of Wedmore is approx. 5 miles away, offering a range of shops and facilities. The coastal towns of Weston-super-Mare and Burnham-on-Sea offer more comprehensive amenities as well as access to the national motorway network via Junction 22 of the M5 (3 miles). Rail links at Highbridge, Burnham-on-Sea and Weston-super-Mare offer a direct service to Bristol and London Paddington. The general area offers a range of country pursuits together with an excellent local golf course in Wedmore and sailing on Axbridge Reservoir. The cities of Bristol and Bath are approx 24 miles and 30 miles away respectively with Bristol International Airport approximately 17 miles away.

#### Viewings

Strictly by appointment with the agent.

Local Information - Mark

**Local Council:** Somerset

**Council Tax Band:** tbc

**Heating:** n/a

**Services:** None on site

**Tenure:** Freehold



#### Motorway Links

- M5 J22



#### Train Links

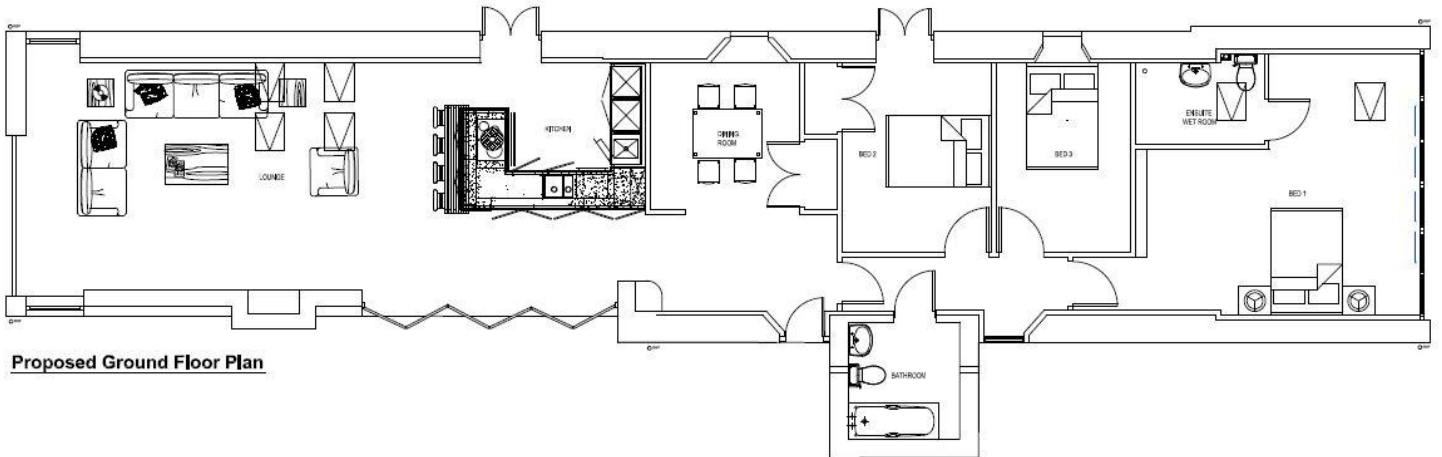
- Highbridge & Burnham



#### Nearest Schools

- Mark First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

# Plot 2



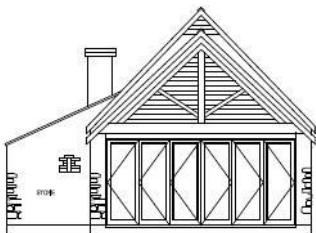
Proposed Ground Floor Plan



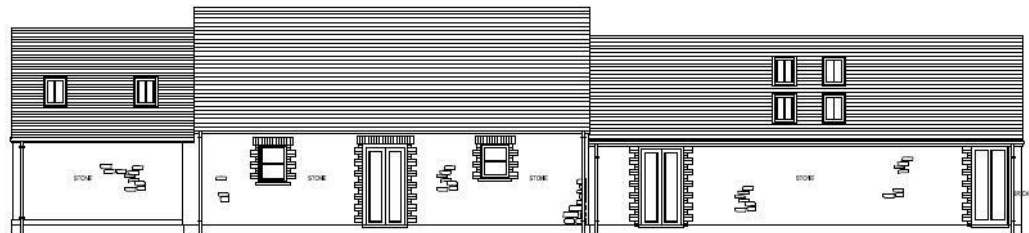
Proposed North elevation



Proposed West elevation



Proposed South elevation



Proposed East elevation

## WEDMORE OFFICE

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AND  
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