



An opportunity to acquire one of two plots with consent for four bed homes
Summerleaze, Slugg Hill, Marshalls Elm, Street, Somerset

COOPER
AND
TANNER

Summerleaze BA16 0TY

Location: ST 384 351

Drawing No. Z25900-08 Date 20.08.25



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Scale
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**THE
MAPPING
COMPANY**

Little Cutsey, Cutsey, Taunton, Somerset. TA3 7NY
Tel: 01823 421354 Email: patrick@mapping-company.co.uk

0 25 50
metres

HILL

Summerleaze

Hill Close

BA16 0TY

Location: ST 384 351

Drawing No. Z25900-02 Date 20.08.25



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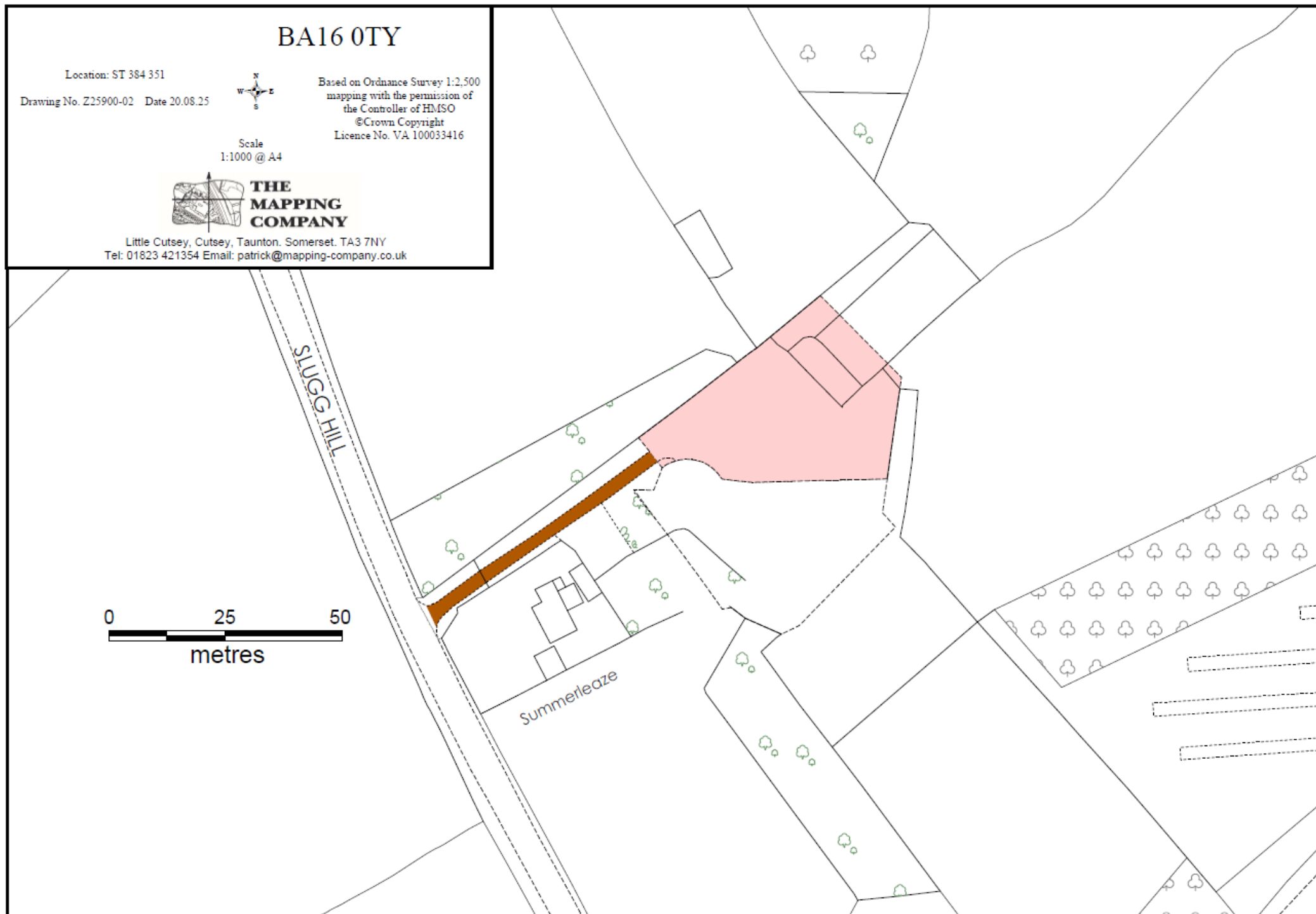
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SLUGG HILL

Summerleaze



Summerleaze Plot and Plot 2

Slugg Hill, Marshalls Elm Street, Somerset

BA16 OTY

Freehold Guide Prices: Lot 1 £375,000 & Lot 2 £350,000

Description

An exciting opportunity to acquire one of two building plots with consent for erection of two individually impressive detached four bedroom homes on the outskirts of Street within proximity to Millfield School campus.

Initial works on site have started and the plots have been defined and fenced, as well as construction of a bat shed on Plot 2 in accordance with the planning requirements.

Shared access will be taken via right of way leading off Slugg Hill with an obligation upon all users for shared maintenance.

Lot 1 – Summerleaze Plot

Summerleaze offers the opportunity to either redevelop the existing property or to demolish and construct a superb detached four bedroom home with detached garage. Set within a generous plot. The planning submission proposed a mix of local stone and white rendered block wall, pitched natural slate roof and aluminium or timber windows.

The development will require the demolition and replacement of the existing dwelling. Consent was granted February 2024, subject to conditions, under application number 2023/1947/FUL *to demolish existing dwelling and replace with 1 no. detached dwelling with detached garage.*

A restrictive covenant will prevent the ridge height being higher and prevent the footprint moving further north east from existing plans. There will be no restrictions on other directions or design.

Plot size of approximately 0.34 acres.

Lot 2 – Plot 2

A well designed detached four bedroom home with integral garage. The garage benefits a first floor storage space indicated on the plans, providing further 18sqm. The planning submission proposed a mix of natural local stone and timber cladding set under double roman clay tiles.

Consent was granted March 2025, subject to conditions, under application number 2024/1123/FUL for *Erection of 2no. 4 bed detached dwellings with integral garages.* To note, the Vendor is retaining Plot 1 as indicated on this submission.

A restrictive covenant will prevent the ridge height being higher and prevent the footprint moving further south and/or east from existing plans. There will be no restrictions on other directions or design.

Plot size of approximately 0.30 acres.

Planning Information

Situated within Somerset Council (former Mendip area) and planning information can be obtained via the planning portal. Or additional information is available from the selling agents. Interested parties must satisfy themselves with regard to any planning investigations, consent and conditions.

Method of Sale

For sale by **Private Treaty**. Offers are invited on a conditional or unconditional basis off the following guide prices:

Lot 1 £375,000 (Summerleaze Plot)

Lot 2 £350,000 (Plot 2)

Parties must satisfy themselves with regard to potential end values (GDV) but our local residential office at Street is contactable for general enquiries.



Local Council

Somerset Council (former Mendip area)

Services

We understand that Lot 1 is already connected to mains water and electricity. The Vendor will connect mains electricity and water to Lot 2. Private drainage will need to be connected to each Lot by the Purchaser. Purchasers to satisfy themselves about location and capacity of services.

Tenure

Freehold, vacant possession upon completion.

EPC

Existing dwelling is exempt due to intended replacement.

Viewings

Strictly by prior appointment only.

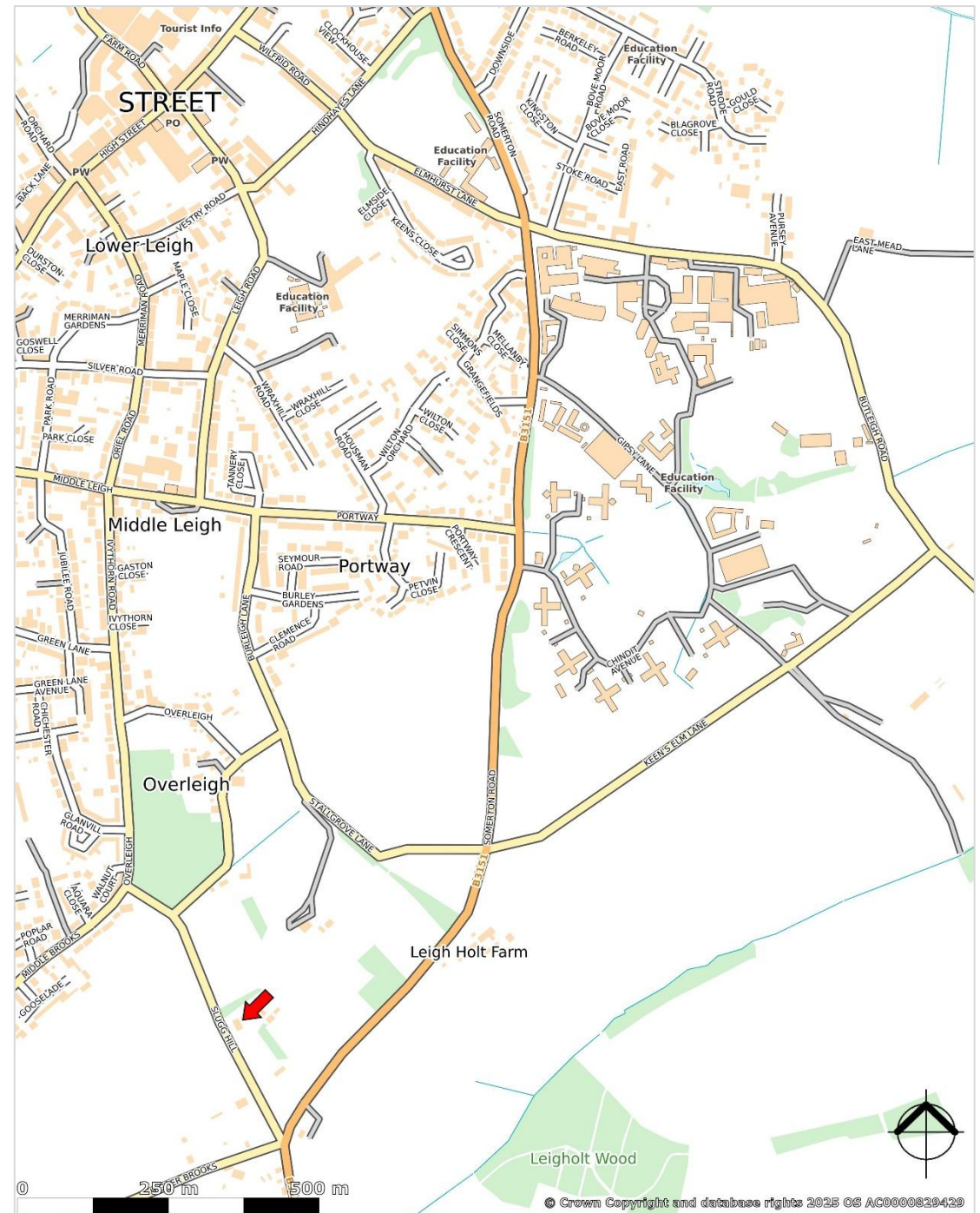
Community Infrastructure Levy

Somerset Council does not operate CIL the in the former Mendip Area.

Location

Set in an excellent position off Slugg Hill, which leads off Somerton Road on the outskirts of Street, Somerset. Within close proximity to Millfield School campus and bordered by farm land and tree planting.

What3Words location [///bolsters.lentil.returns](https://www.what3words.com/#!/bolsters.lentil.returns)



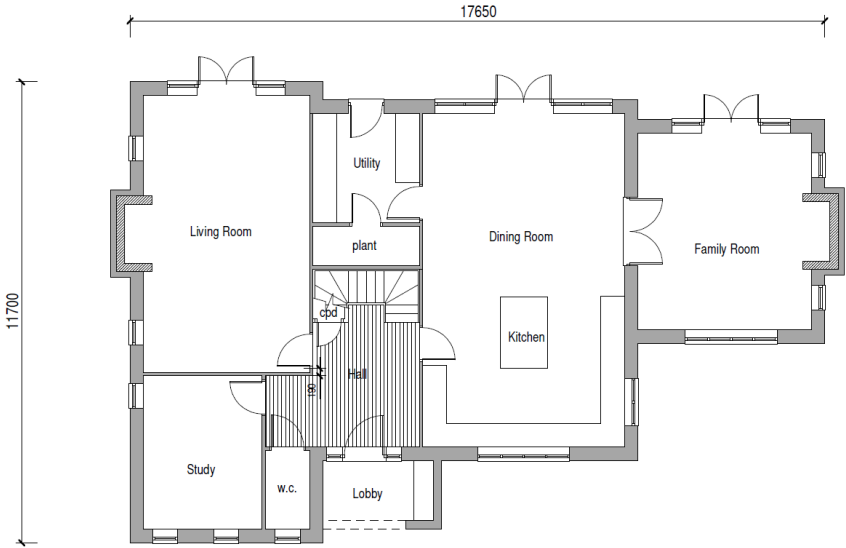
Lot 1 (Summerleaze)



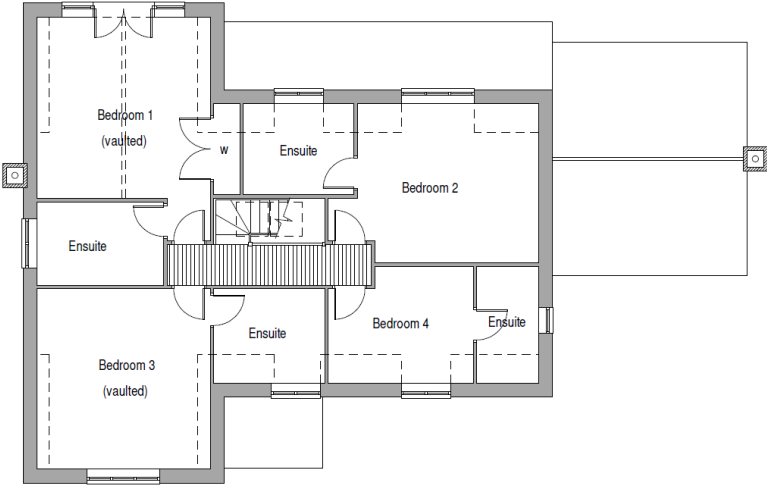
SOUTH (FRONT) ELEVATION



NORTH (REAR) ELEVATION

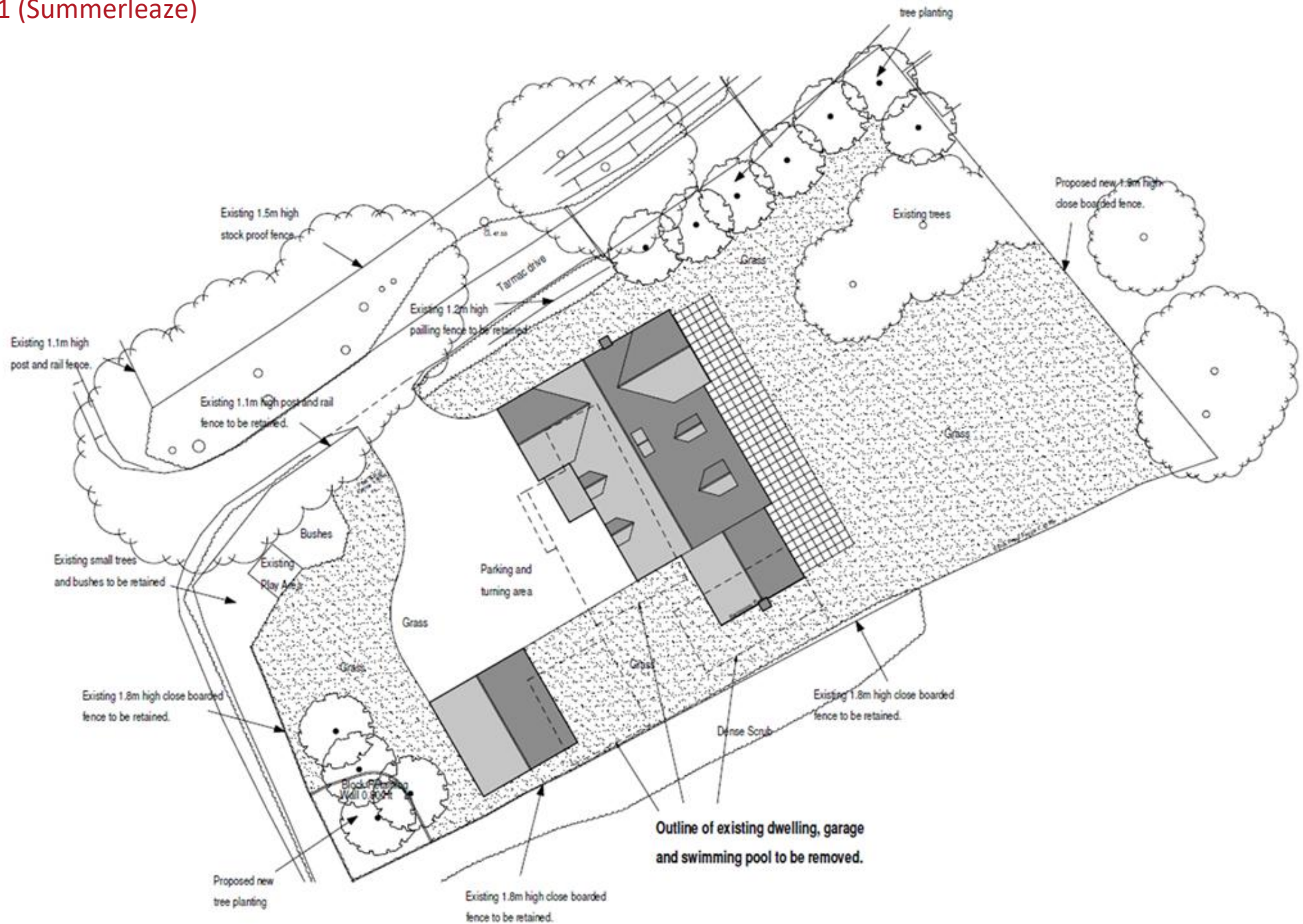


GROUND FLOOR PLAN - 138m²

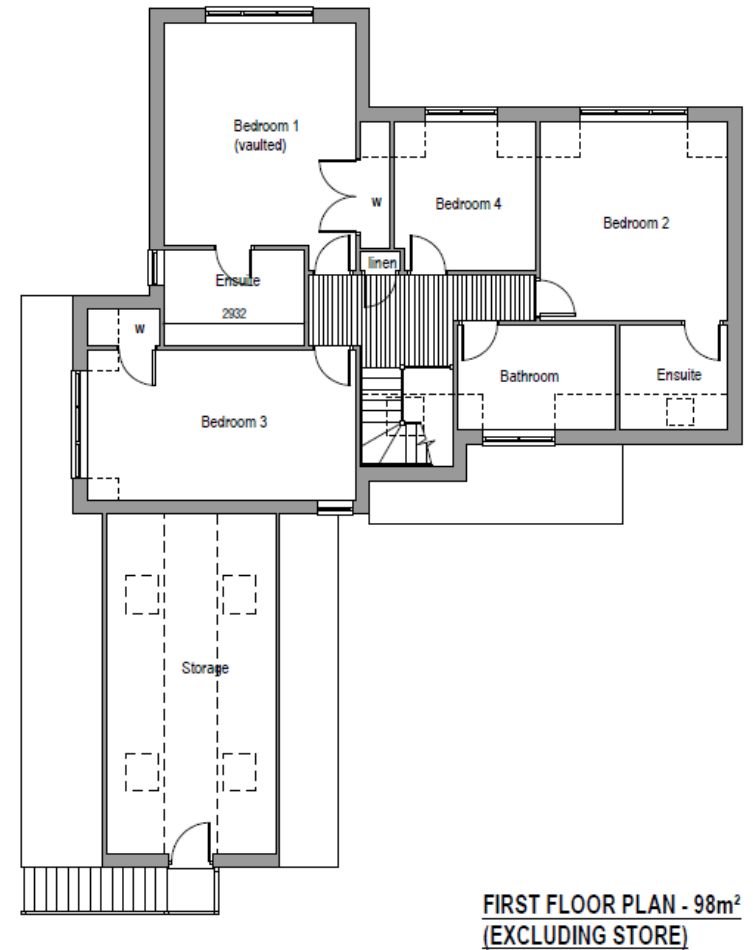
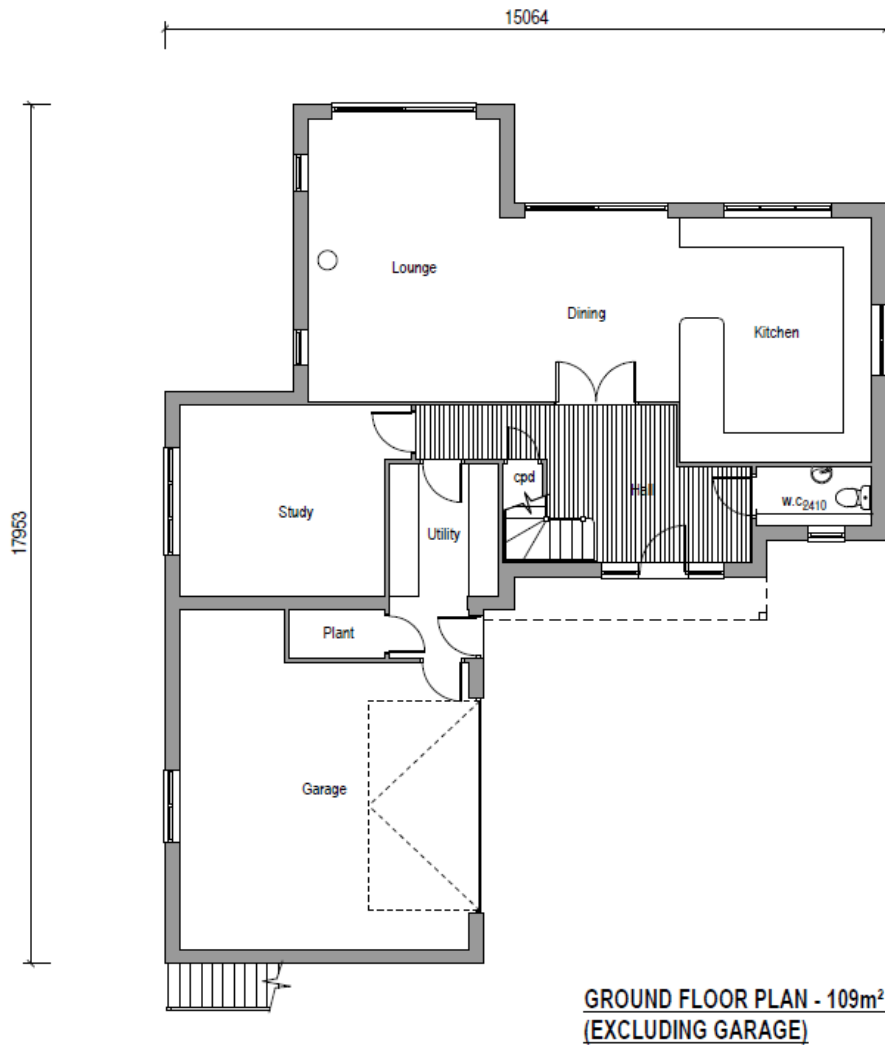


FIRST FLOOR PLAN - 100m²

Lot 1 (Summerlease)

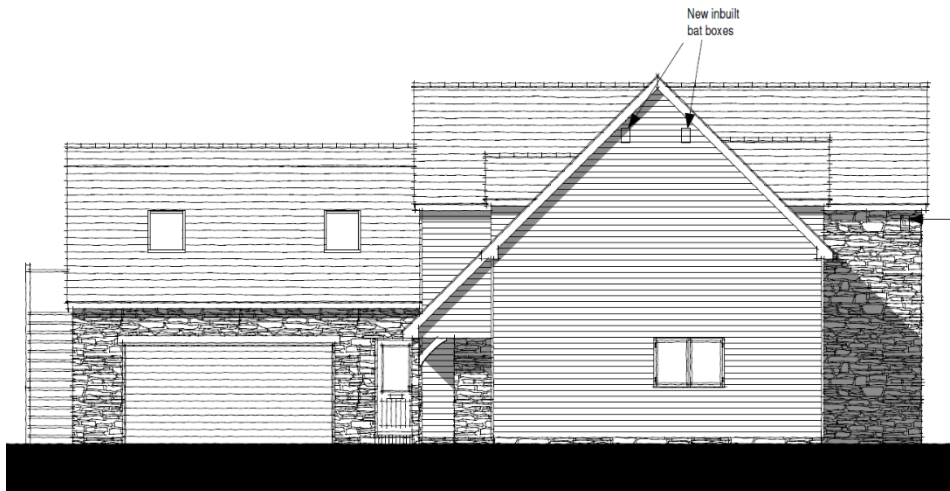


Lot 2 (Plot 2)



Plans, descriptions, measurements, and features depicted on any plans are provided for illustrative purposes only and should only be used as such by any prospective purchaser. Boundaries may be subject to change.

Lot 2 (Plot 2)



SOUTH ELEVATION



NORTH ELEVATION

New inbuilt
sparrow terraces



WEST ELEVATION



**COOPER
AND
TANNER**

DEVELOPMENT DEPARTMENT

Tel: 01458 834288 (Point of Contact: Nick Oliver)

development@cooperandtanner.co.uk

www.cooperandtanner.co.uk

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.



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