

Illustrative Layout of Overall Development site



Residential Development Site with planning consent for 2 open market and 5 self-build dwellings, Loadpool Farm, Othery, TA7 0QP

- Popular village location
- Good road access links to Bridgwater, Glastonbury, Taunton and the M5
- Outline planning consent for 2 open market dwellings and 5 self-build dwellings.
- Available as a whole or in parts (please contact agents for pricing).
- Planning Application number 38/24/00001 (Former Sedgemoor Council)

Description

We are delighted to be able to offer this exciting development opportunity on the outskirts of the popular village of Othery. Located on the northern edge of the village, this parcel of land measuring approx. 1.1 acres in total is currently occupied by a variety of farm outbuildings. The site has the benefit of outline planning consent for the construction of two open market and five self-build dwellings, which are available as a whole or in parts.

Planning

Outline planning consent was granted on 20 July 2024 for the construction of two open market and five self-build dwellings along with associated works.

Further details regarding the planning consent can be found via the Somerset (Sedgemoor) Council online Planning Portal using reference 38/24/00001. Interested parties must satisfy their own planning investigations.

Location

Othery is a lovely village located 12 miles from Taunton town centre and 7 miles from Bridgwater. The village itself comprises a village hall, primary school and pop-up village pub every Friday. Othery is on the bus route to Taunton, Langport and Bridgwater. Taunton train station has direct lines to London Paddington, Exeter and Bristol, and is ideal for commuters.

Method of Sale

Private Treaty

Offers are invited for the whole site or the owners may consider selling in parts subject to agreement on infrastructure delivery.

Viewing

Strictly by prior appointment with Cooper and Tanner. **Tel. 01373 455060.**

Please note this land is open to the elements and suitable precautions and care should be taken during viewings.



GDV's

Cooper & Tanner's branch office in Street have obtained comparable evidence for the prospective sales values of the completed properties, which are available to prospective purchasers on request.

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:

Somerset Council (former Sedgemoor area)

Services: Prospective purchasers will need to provide services to the boundary of the Vendors retained land and they must also satisfy themselves as to the location and capacity of any services.

Tenure:

Freehold



Motorway Links

- A372
- M5



Train Links

- Bridgwater
- Taunton

Important Notice –

Cooper and Tanner for themselves and for the Vendors of this land, whose agents they are, along with Herridge Property Consulting give notice that:

- The particulars are prepared in good faith to give a fair, and substantially correct, overall description for the guidance of intending purchasers. They do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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HERRIDGE PROPERTY CONSULTING LTD
4 Barnfield Crescent
Exeter
EX1 1QT

DEVELOPMENT DEPARTMENT
Telephone 01373 455060
Telephone 01458 831077
development@cooperandtanner.co.uk
www.cooperandtanner.co.uk

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