

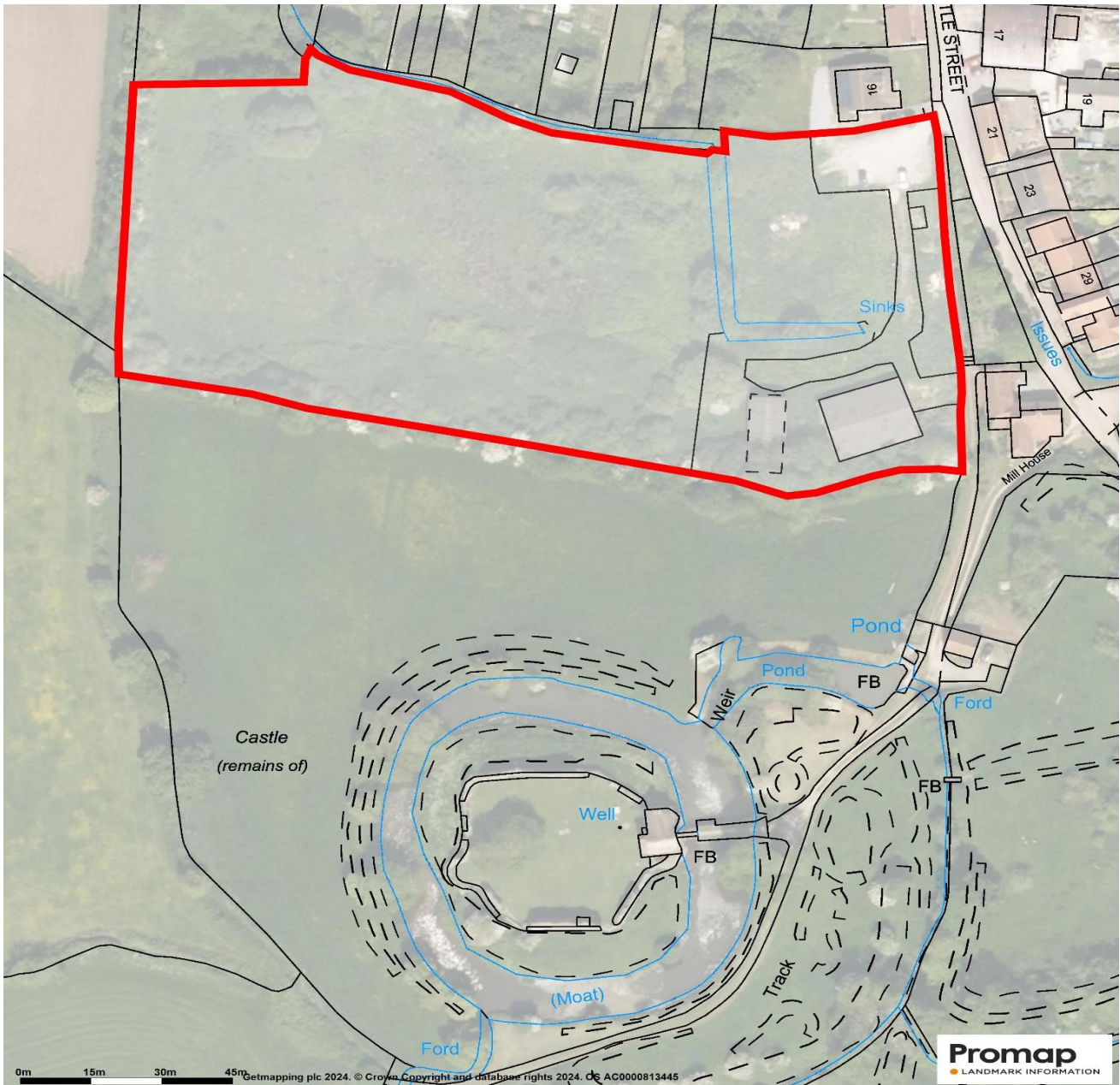


Development with full planning
for five dwellings
Approx. 1.3 hectares (3.4 acres)

£550,000 freehold

Residential Development at
Castle Street, Stogursey
TA5 1TG





Plan for identification purposes only.

Description

We are delighted to offer this development opportunity with full planning consent for a selection of five dwellings in Stogursey. The plot is situated adjacent to Medieval Castle Ruins and is not affected by Phosphate constraints.

Located on the south side of the village this parcel of land is set in over three acres of land and with an additional planning application there is potential for a second phase. The topography of the site is level with good access from Castle Street.

Currently there are two open sided barns located to the south of the site. Construction has started on site in order for the planning consent to remain live to ensure there are no time constraints for expiry.

Location

Stogursey is a pretty village situated in north west somerset between the Quantock Hills and Bridgwater Bay. Adjoining our parcel of land is an old water mill and to the south is Stogursey Castle. The village has two local shop, public house, a parish church which dates back to the Norman Period and a modern village hall, and is approx. 9.3 miles from Bridgwater accessible via a local bus service.

Bridgwater is a large historic town which includes shopping facilities, cinema, pubs and restaurants. Bridgwater's main line railway station is 10.4 miles and the M5 motorway is 11 miles.

Residential Development at Castle Street, Stogursey TA5 1TG

- Development opportunity
- Full planning consent for 5 dwellings
- Popular Village location
- No affordable housing
- Additional opportunity on rear of the land

Planning

Full planning was granted in July 2022 for a selection of five dwellings. Further details regarding the full planning consent can be found via the Somerset Council online Planning Portal (Somerset West and Taunton) using reference 3/32/21/025. Interested parties must satisfy their own planning investigations. All planning information can be found online.

Method of sale: Private Treaty

Tenure: Freehold

Plot Descriptions

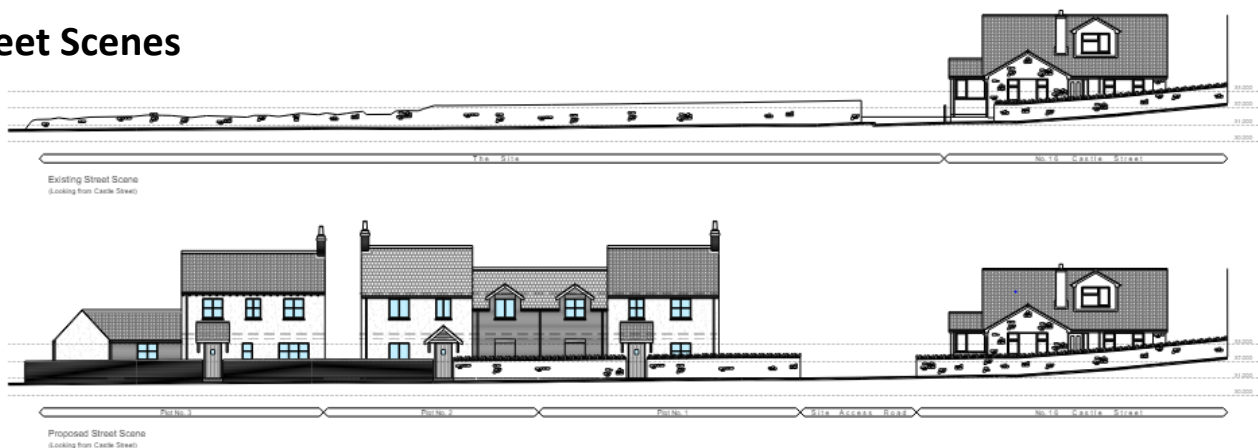
Plot 1	3 Bed semi detached Plus single garage	112 SQ M	1205 SQ FT
Plot 2	3 Bed semi detached Plus single garage	112 SQ M	1205 SQ FT
Plot 3	3 Bed detached Plus single garage	110 SQ M	1184 SQ FT
Plot 4	4 Bed detached plus double carport and store	188 SQ M	2023 SQ FT
Plot 5	4 Bed detached plus double carport and store	188 SQ M	2023 SQ FT

When built, under current market conditions, Plots 1 and 2 will be in the region of £350,000, Plot 3 in the region of £400,000 and plots 4 and 5 in the region of £450,000, making the overall GDV of the development in the region of 2 million.

Viewing

Viewing is strictly by appointment only, please contact Darren Woodyer on 01373 455060 option 5. Please note this is a parcel open to the elements and suitable precautions and care should be taken during viewings.

Street Scenes



Local Council:

Somerset County Council (Somerset West and Taunton)

Services: Site connected to Mains water and electricity however, prospective purchasers must satisfy themselves as to the location and capacity of any services.



Motorway Links

- A39
- M5



Train Links

- Bridgwater
- Highbridge and Burnham



Block Plan

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.

Important Notice –

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- 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.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
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DEVELOPMENT

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