



£180,000 Freehold

Widcombe
Building Plot at 76 Stoddens Road
Burnham-on-Sea, TA8 2DB

COOPER
AND
TANNER



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0.1 acres

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Description

An exciting opportunity to purchase a building plot which, in the 1930s, was designated as 'Widcombe', the elusive number 76 Stoddens Road which anyone observant may have noticed has always been missing. There is outline planning for the erection of a dwelling with all matters reserved in the sought-after Stoddens Road in the seaside resort of Burnham-on-Sea.

Planning

Planning consent was granted by Somerset Council on 18th July 2023, planning reference number 11/23/00054 – "Outline application with all matters reserved, for the erection of a dwelling."

Approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Plans and particulars of the reserved matters referred to above, relating to the access, appearance, landscaping, layout and scale, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of [five] years from the date of this permission, or before the expiration of [two] years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reasons: The application was submitted as an outline application in accordance with the provisions of Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015. In accordance with the provisions of Section 92 of the Town and Country Planning Act, 1990 (As amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Services

We advise purchasers to make their own enquiries and satisfy themselves as to the availability and capacity of any services.

Location

Burnham-on-Sea is a beautiful seaside town just a mile and half from the M5 J22, making it a wonderful place to enjoy the many wonders of Somerset. With a mile and a half of flat esplanade to stroll and enjoy the views out to sea or be amazed at the spectacular sunsets. The High Street is made up of mainly independent shops. There is a medical centre, dentists and chemists, a post office and bank as well as a couple of supermarkets and delis.

Directions

Heading out of Burnham-on-Sea on the B3140 towards Berrow, as the lighthouse comes into sight on the left, look out for Stoddens Road on the right. Continue along Stoddens Road until you see a Cooper and Tanner For Sale board on the right-hand side.

Local Information Burnham-on-Sea

Local Council: Somerset

Council Tax Band: TBC

Services: Buyer to make their own enquiries

Tenure: Freehold



Motorway Links

- M5



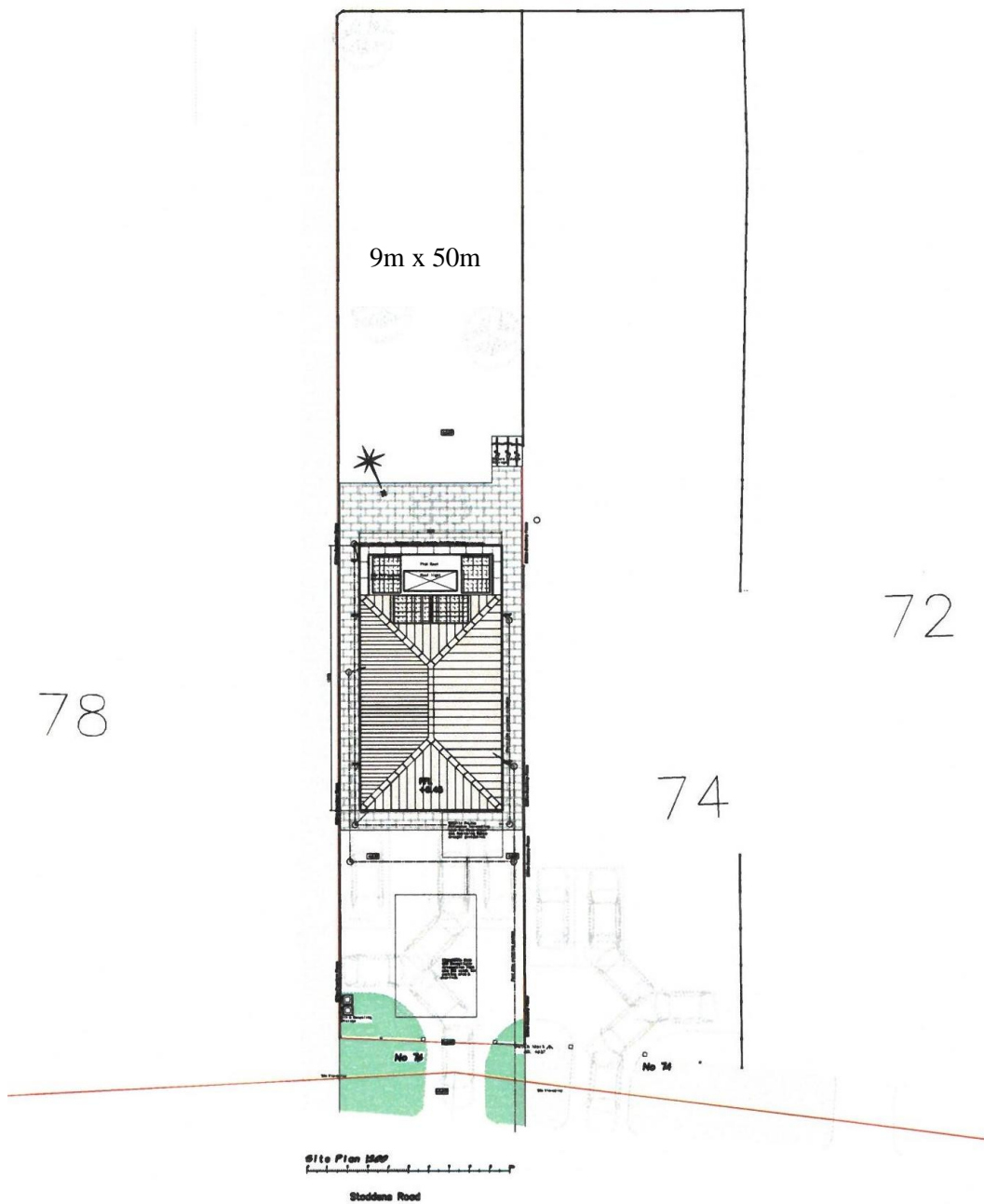
Train Links

- Highbridge
- Weston-super-Mare



Nearest Schools

- B-O-S Community Infant School
- St Andrew's C Of E Junior School
- The King Alfred School - an Academy



WEDMORE OFFICE

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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.

