



Residential Development with planning for a 1-bedroom bungalow,
1 bedroom cottage and 2 x 2-bedroom ground floor flats

24 St Mary Street, Nether Stowey, Bridgwater TA5 1LJ

£225,000 Freehold

COOPER
AND
TANNER

24 St Mary Street Nether Stowey Bridgwater TA5 1LJ

Key Features

- Superb residential development site with full planning
- Full planning consent for 1 x 1 bedroom bungalow, 1 x 1 bedroom cottage and 2 ground floor 2 bedroom flats.
- All conditions have been discharged, and planning has been instigated as confirmed by the council
- Planning application ref: 36/16/00016
- Good location, close by to Hinkley Point

Description

We are delighted to be able to offer an exciting development opportunity set in 0.09 acres with full planning for a selection of properties in a disused garage in the heart of the village of Nether Stowey.

The ground floor area for the flats has had a large tank removed and backfilled and additional works have commenced on site, ensuring this development opportunity is conveniently ready to start immediately.

The plot is separated by a small single track road which doubles up as a footpath leading into further residential areas.

The topography of the site is level and there is good access off St Mary's Street to the front of the buildings.

Our Cooper and Tanner residential branch offices will be well placed to comment upon the local market conditions and provide guidance on potential completed development sales prices. Interested parties must undertake their own investigations and satisfy themselves in respect of potential scheme end values.

Planning

Planning was approved on 13/1/2017 with the discharges also being approved on the 28/2/2019 and 13/3/2019, further details regarding the planning information are available from the selling agent or can be found via the Somerset Council online Planning Portal using reference 36/16/00016. Interested parties must satisfy their own planning investigations.

Location

Nestled in the heart of West Somerset, Nether Stowey is ideally located near the A39 and serves as one of the best gateways to exploring the Quantock Hills—England's first designated Area of Outstanding Natural Beauty (AONB). With its rolling hills and hidden combes, the area is a haven for walkers, cyclists, and nature lovers. Nether Stowey boasts a thriving community, enriched by its history and growing infrastructure. With 110 new homes currently under construction and plans for up to 130 more, the village continues to expand while maintaining its charm and character. Local amenities include two welcoming public houses, a traditional butcher, a doctor's surgery with a pharmacy, a veterinary practice, and even its own fire station. A wide variety of clubs and activities ensures there's always something for residents to enjoy.



Plot Details

Ground floor Flats	Approx 160 SqM in total
One Bedroom House	Approx 75 SqM
One Bedroom Bungalow	Approx 47 SqM

Method of Sale

Private Treaty.

Viewings

Strictly by prior appointment with Cooper and Tanner.

Tel. 01373 455060. Please note this is a part derelict building and overgrown open space, therefore suitable precautions and care should be taken during viewings.

Local Council

Somerset Council (Sedgemoor)

Services

Mains water, electric and sewage are already supplied to the site however prospective purchasers must satisfy themselves as to the location and capacity of any services.

Tenure

Freehold. Vacant possession upon completion.

CIL Payment

No CIL will be due.



Road Links

- A39
- M5



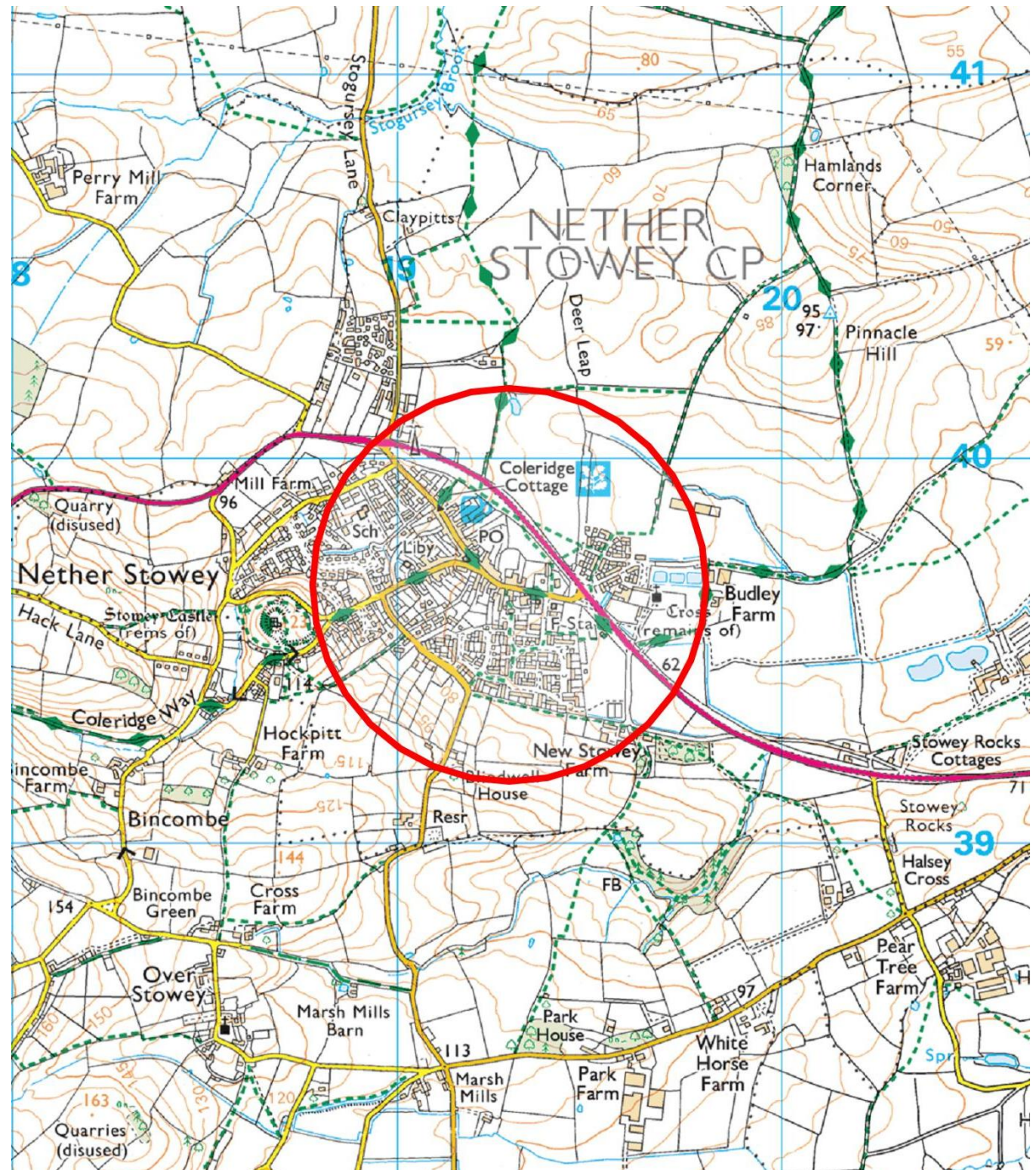
Train Links

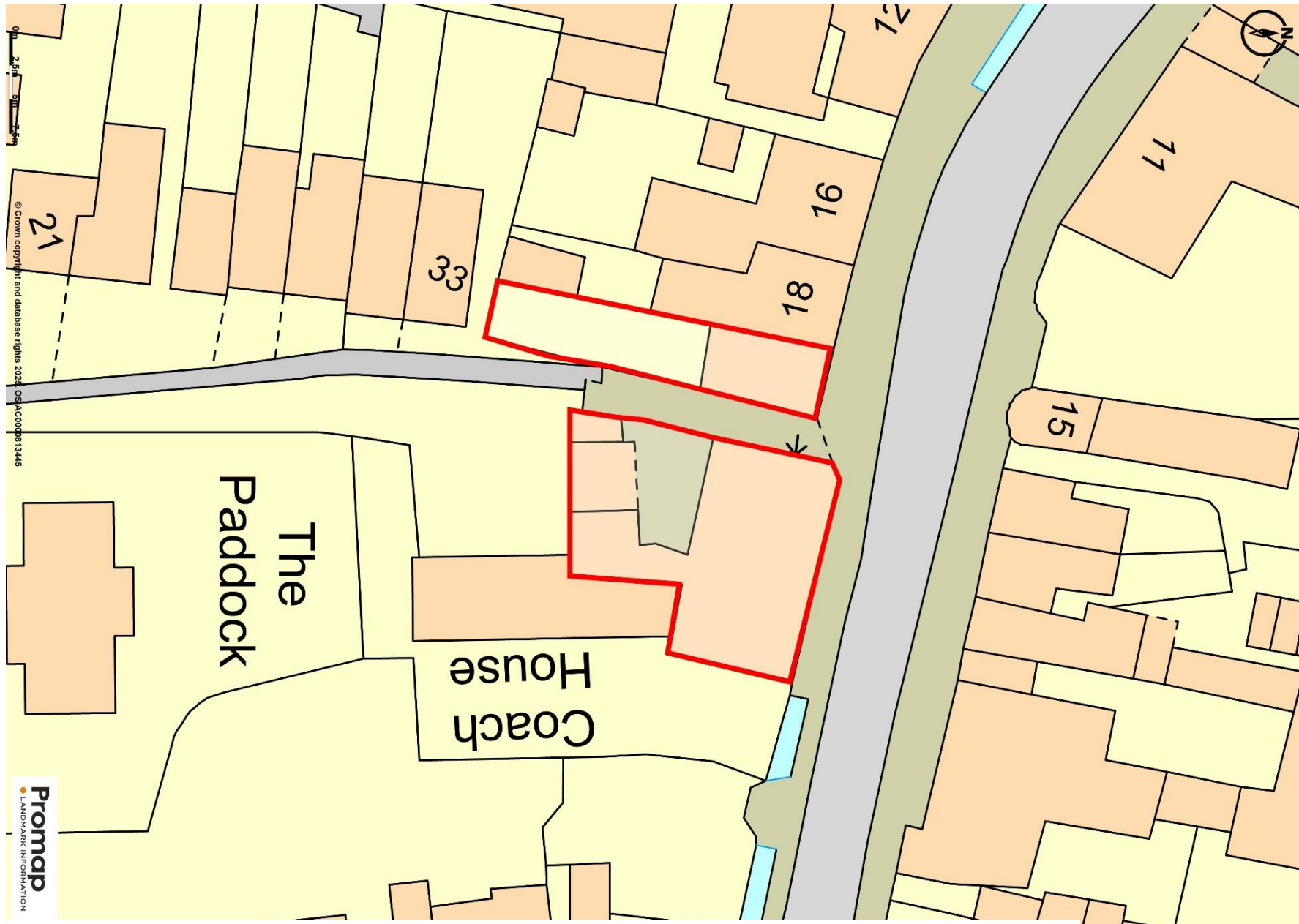
- Bridgwater Station (approx. 7.4 miles)



Nearest Schools

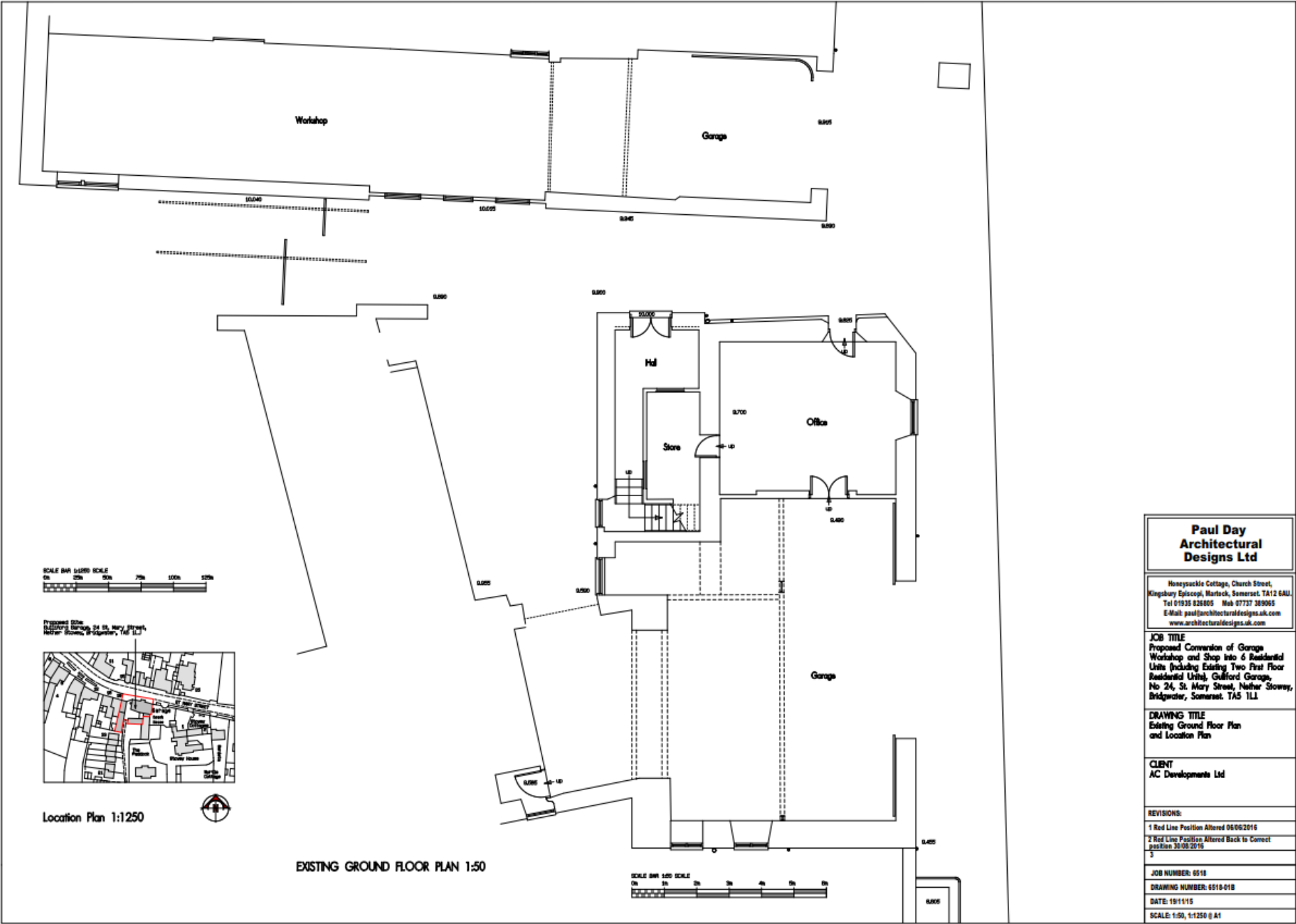
- Nether Stowey C of E Primary School
- Stogursey C of E Primary School
- Spaxton C of E Primary School
- Bymore Academy



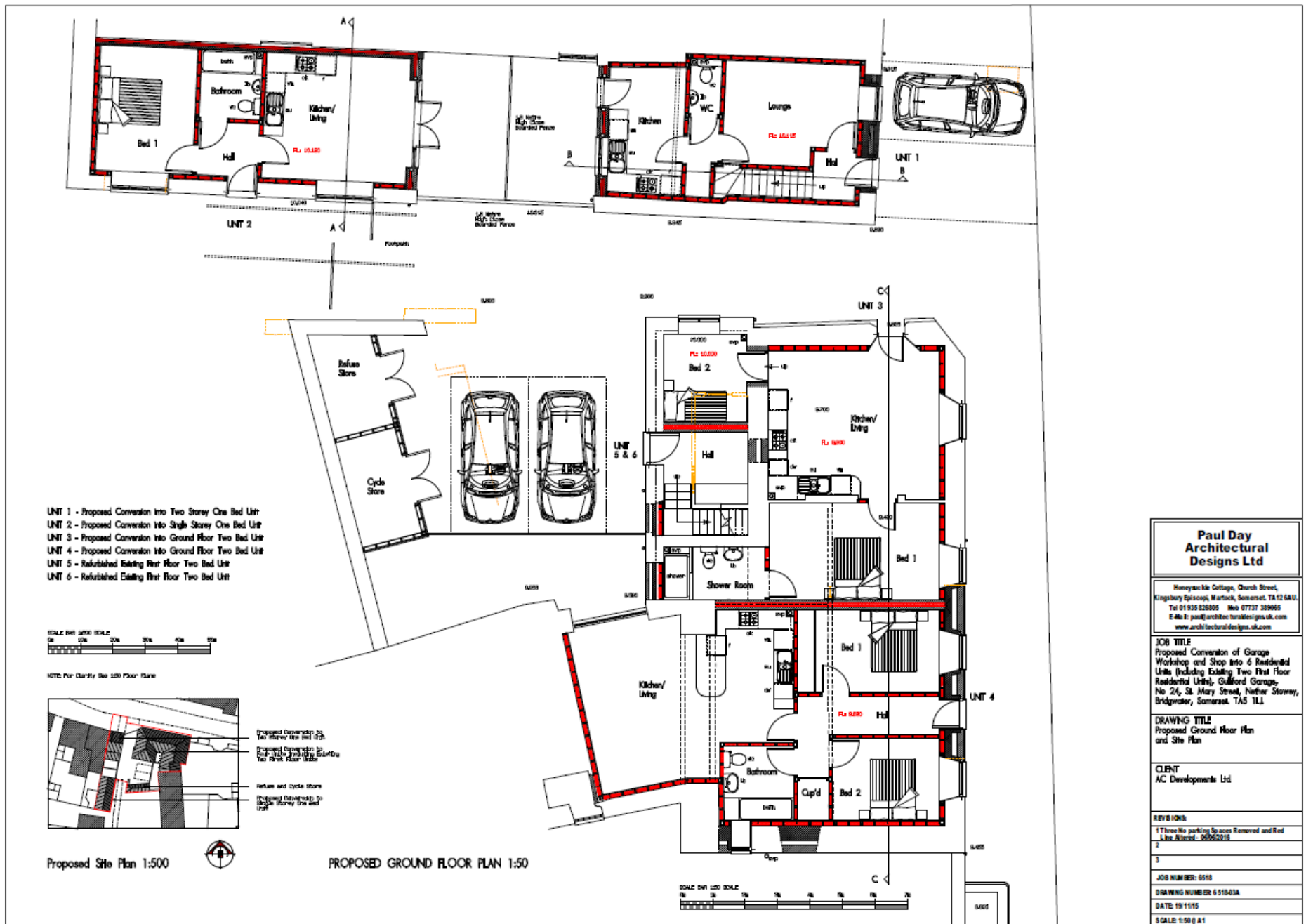


Plan for identification purposes only – both areas delineated in red equate to approx. 0.09 acres

Existing Location and Ground Floor Plan



Proposed Ground Floor Plan



Paul Day Architectural Designs Ltd

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JOB TITLE
Proposed Conversion of Garage
Workshop and Shop into 6 Residential
Units (including Existing Two First Floor
Residential Units), Gifford Garage,
No 24, St Mary Street, Nettle Stoney,
Bridgwater, Somerset TA5 1LL

DRAWING TITLE
Proposed Ground Floor Plan
and Site Plan

CLIENT
AC Developments Ltd

REVISIONS:
1. Three No parking spaces removed and Red
Line Added - 09/05/2019

JOB NUMBER: 6010

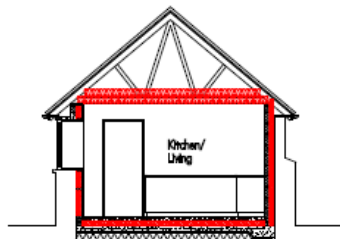
DRAWING NUMBER: 610403A

DATE: 19/11/15

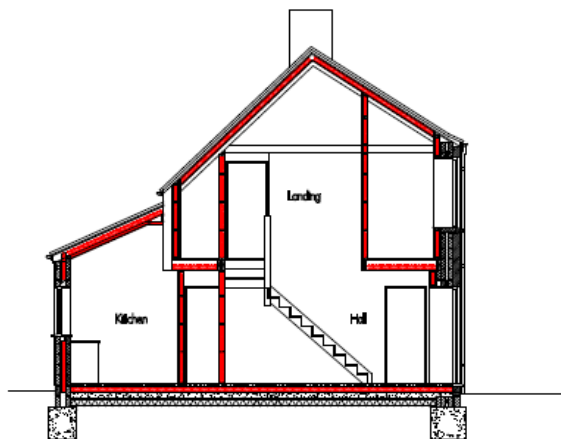
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Proposed First Floor plans

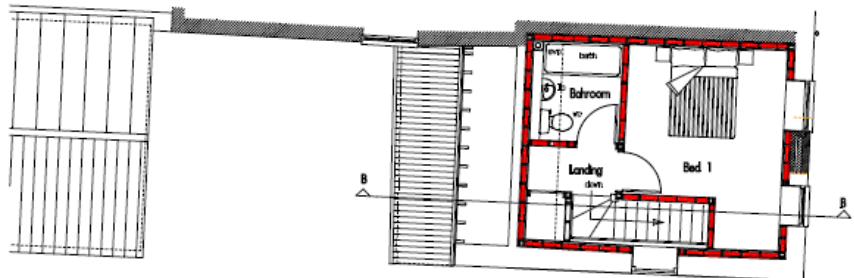
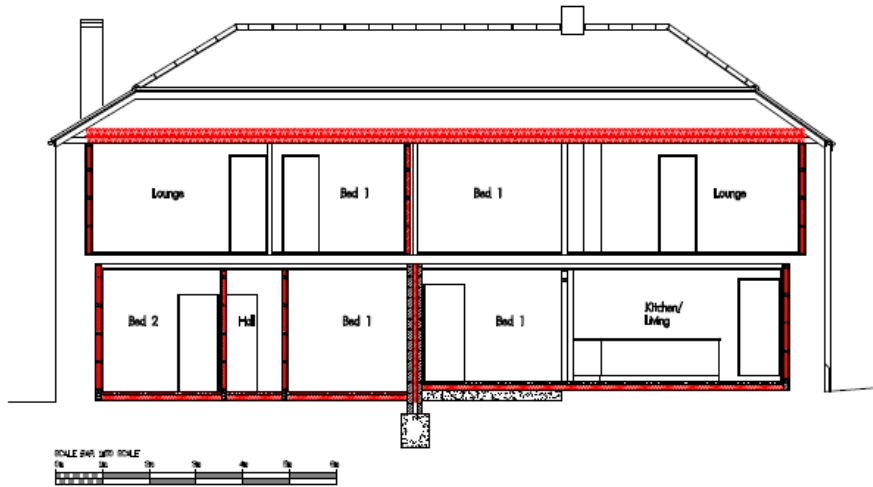
PROPOSED SECTION A-A 1:50



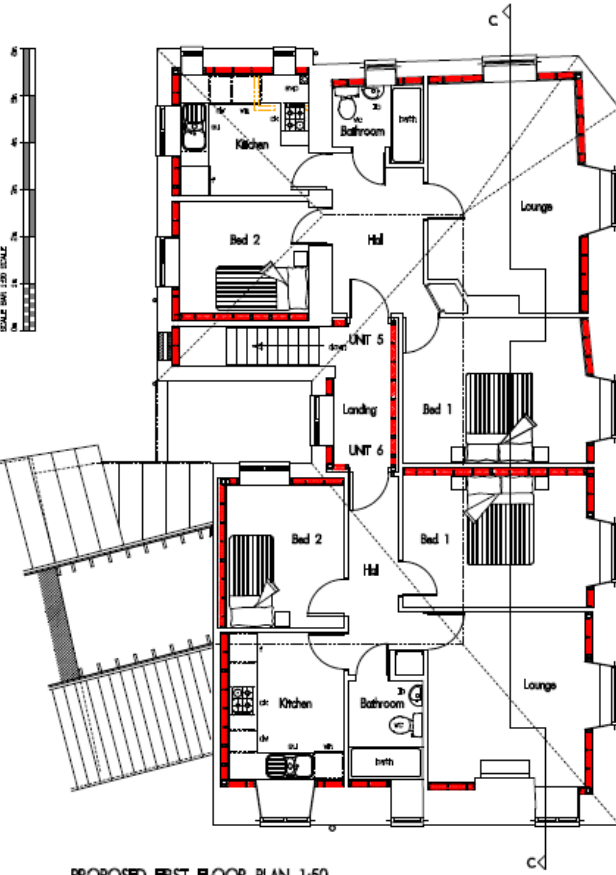
PROPOSED SECTION B-B 1:50



PROPOSED SECTION C-C 1:50



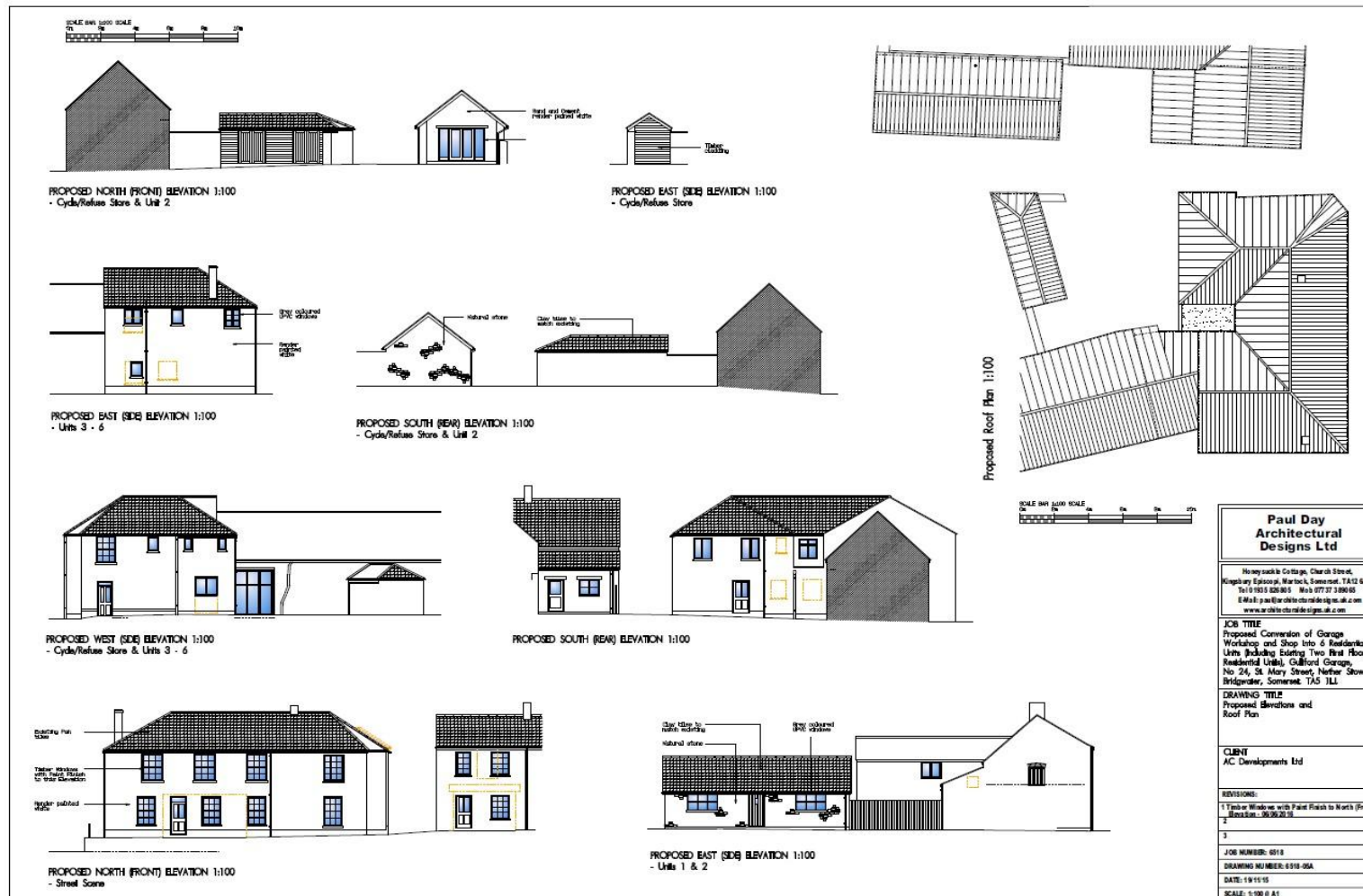
- UNIT 1 - Proposed Conversion into Two Storey One Bed Unit
- UNIT 2 - Proposed Conversion into Single Storey One Bed Unit
- UNIT 3 - Proposed Conversion into Ground Floor Two Bed Unit
- UNIT 4 - Proposed Conversion into Ground Floor Two Bed Unit
- UNIT 5 - Refurbished Existing First Floor Two Bed Unit
- UNIT 6 - Refurbished Existing First Floor Two Bed Unit



PROPOSED FIRST FLOOR PLAN 1:50

Paul Day Architectural Designs Ltd	
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JOB TITLE Proposed Conversion of Garage Workshop and Shop into 6 Residential Units (including Existing Two First Floor Residential Units), Gullford Garage, No 24, St. Mary Street, Nether Stowey, Bridgewater, Somerset. TAS 111	
DRAWING TITLE Proposed First Floor Plan and Sections	
CLIENT AC Developments Ltd	
REVISIONS:	
1	
2	
3	
JOB NUMBER: 6515	
DRAWING NUMBER: 0515-04	
DATE: 19/11/15	
SCALE: 1:50 @ A1	

Proposed Elevation Drawings



**COOPER
AND
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