

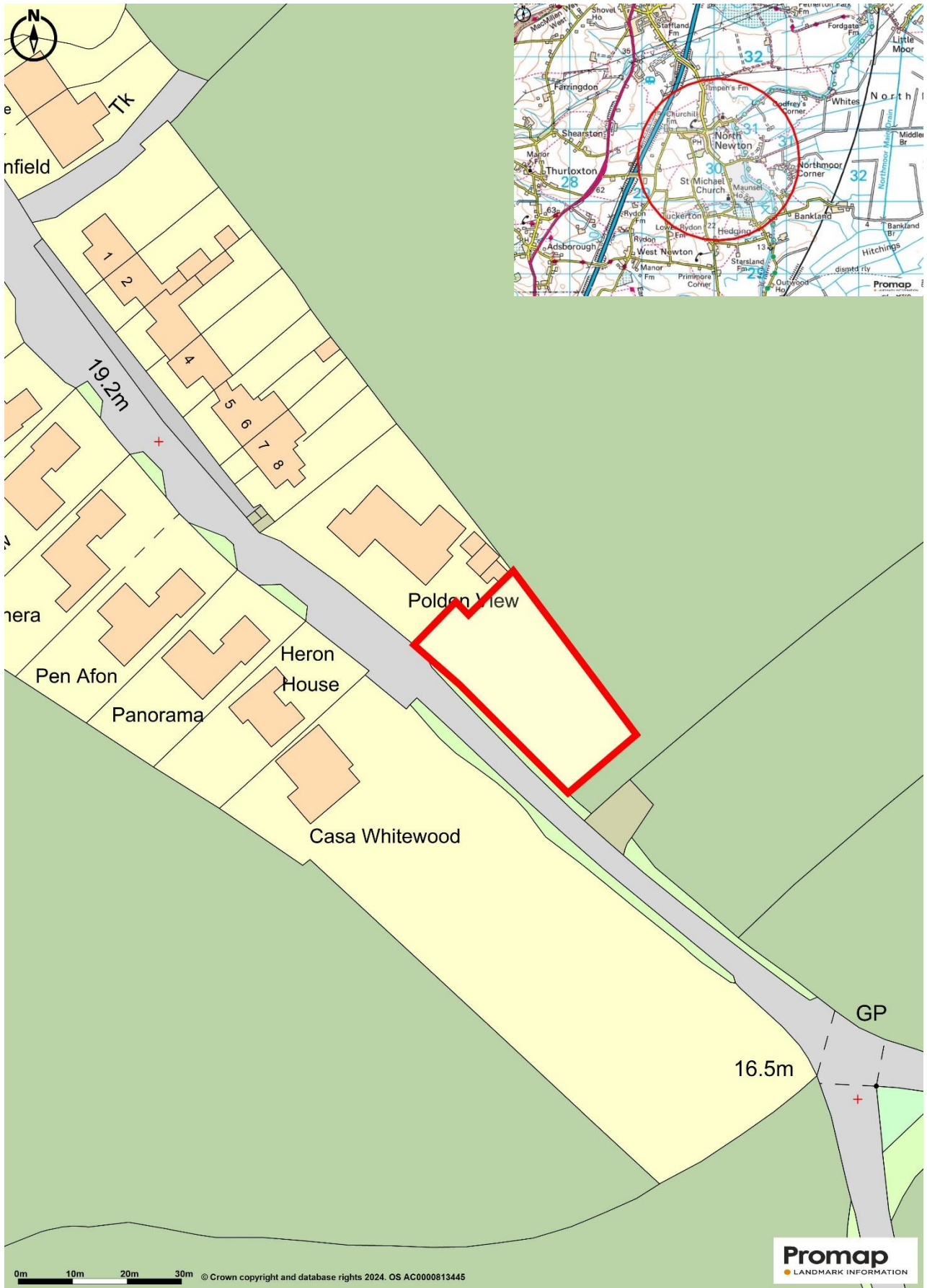


Outline planning permission for two self-build dwellings
 Approx. 0.07 hectares (0.183 acres)

Guide Price £200,000

Land at Maunsel Road
 North Newton, Bridgwater
 TA7 0BS





Plan for identification purposes only.

Land at Maunsel Road North Newton, Bridgwater TA7 0BS

- Development opportunity with outline planning permission
- Two self-build dwellings and access
- Rural location
- Somerset Planning application number 37/24/00008
- Consideration will be taken into account for offers submitted for the site as a whole or for single plots

Description

We are delighted to be able to offer this development opportunity with outline planning consent to build two self-build dwellings on the south side of the village of North Newton in Bridgwater.

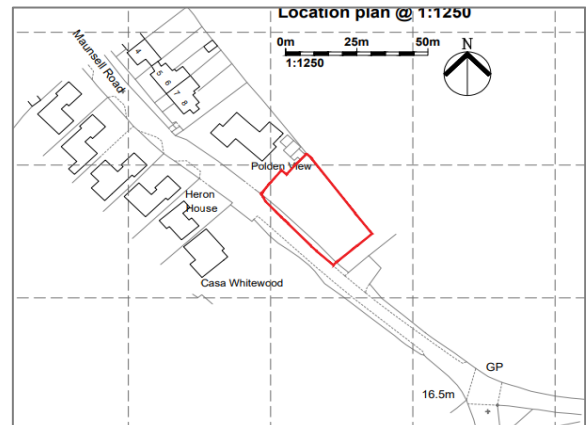
Planning

Outline Planning was granted in April 2024 for two self-build dwellings plus access, and further details regarding the planning consent can be found via the Somerset Council (North) online Planning Portal using reference 37/24/00008. Interested parties must satisfy their own planning investigations. All planning information can be found online.

Agents Note

Under the Self Build and Custom Housebuilding Act 2015 (as amended) future occupants must be able to demonstrate a local connection to the Parish (North Petherton) or to North Newton Settlement.

The purchaser will be responsible for submitting detailed planning to Somerset Council and satisfying all reserved matters on the outline approval notice.



Plot Descriptions

Outline planning for both of the properties is for three/four-bedroom dwelling to include driveway, garage and parking. Views across the fields to the rear. Plot 1 (LHS as you are looking from the road) will require a new access but does have water and electricity. Plot 2 (RHS as you are looking from the road) has access but no services. Shared services can be arranged during the build.

Location

The lovely village of North Newton is situated in Somerset and Maunsel Road is closeby to the Bridgwater & Taunton canal which is a lovely walk and cycle route. The village itself has a good primary school, excellent pub/restaurant, church and popular boat centre. The town of North Petherton lies approximately 2 miles to the north offering a comprehensive range of amenities along with access to the M5 motorway at Junction 24.

Local Council:

Somerset (North) County Council

Services: Prospective purchasers must satisfy themselves as to the location and capacity of any services.

Tenure: Freehold

Method of Sale: Private Treaty



Motorway Links

- M5



Train Links

- Bridgwater approx. 3.9 miles
- Taunton approx. 5.6 miles



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.

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.

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