

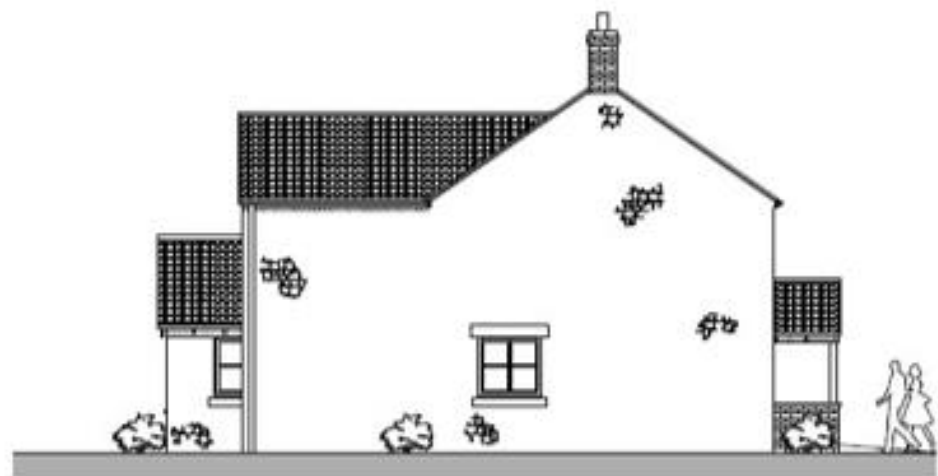
1:100 Front South Elevation



1:100 Side East Elevation



1:100 Rear North Elevation



1:100 Side West Elevation

Proposed elevation plans

Residential Development with full planning for a detached four bed dwelling with three acres of additional land

Hatch Beauchamp, Taunton TA3 6AE

OIEO £300,000

COOPER
AND
TANNER

Plot with planning at Palmers Green House, Stewley Road, Hatch Beauchamp, TA3 6AE

- Development with full planning consent for a 4 bed detached dwelling with three acres of land
- Large enclosed rear garden and detached garage
- Planning Application number 19/22/0007 (Former Taunton & West Council)
- Lawful Commencement Certificate issued 19/24/0001/LEW
- Outskirts of Popular village location

Description

We are delighted to be able to offer this exciting development opportunity on the outskirts of the popular village of Hatch Beauchamp. Located on the Southern side of the village this parcel of land has the benefit of full planning for a new four-bedroom detached dwelling with a double garage. The topography of the site is level and is not within any flood zones.

The site is approximately seven miles from Taunton railway station and about five miles from the Junction of the M5

Method of Sale

Private Treaty

Planning

Planning was granted on the 20th April 2023 (19/22/0007) and a lawful certificate of commencement was granted on the 20th March 2024.

Further details regarding the planning consent can be found via the Somerset (South West & Taunton) Council online. Interested parties must satisfy their own planning investigations.

Location

Hatch Beauchamp is situated approximately six miles southeast of Taunton and surrounded by open countryside. Hatch Beauchamp has a local pub, a primary school and a village hall. Taunton is easily accessible and offers an excellent range of independent and High Street shopping, supermarkets, cafés, restaurants and public houses together with leisure facilities. Also close by are the Blackdown Hills Area of Outstanding Natural Beauty, providing excellent walking, cycling and riding routes, while the beaches of the Jurassic coastline are also easily accessible. Taunton's mainline station provides direct services to Exeter St. David's and London Paddington taking just under two hours. The M5 is less than five miles away, providing quick road access towards Exeter to the south and Bristol to the north.



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.

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.



Pro map for identification purposes only

Local Council:

Somerset West and Taunton Council
(Taunton Deane)

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



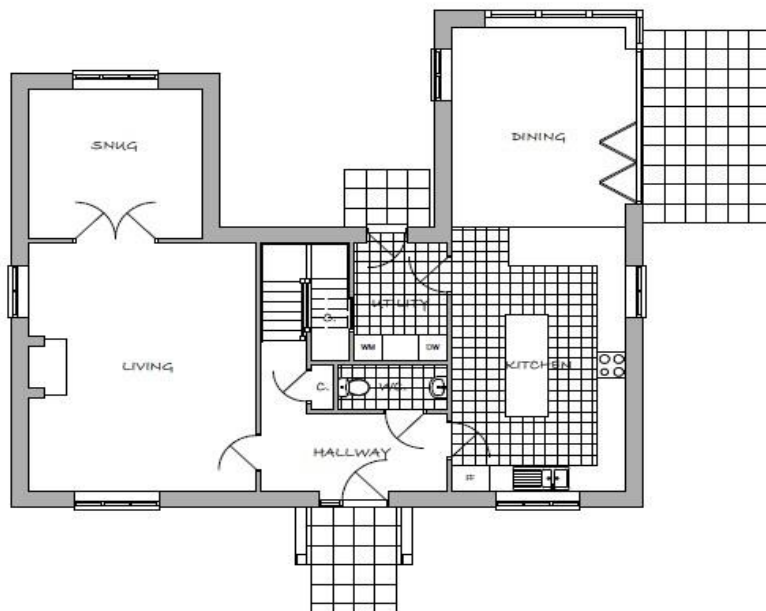
Motorway Links

- A358
- M5

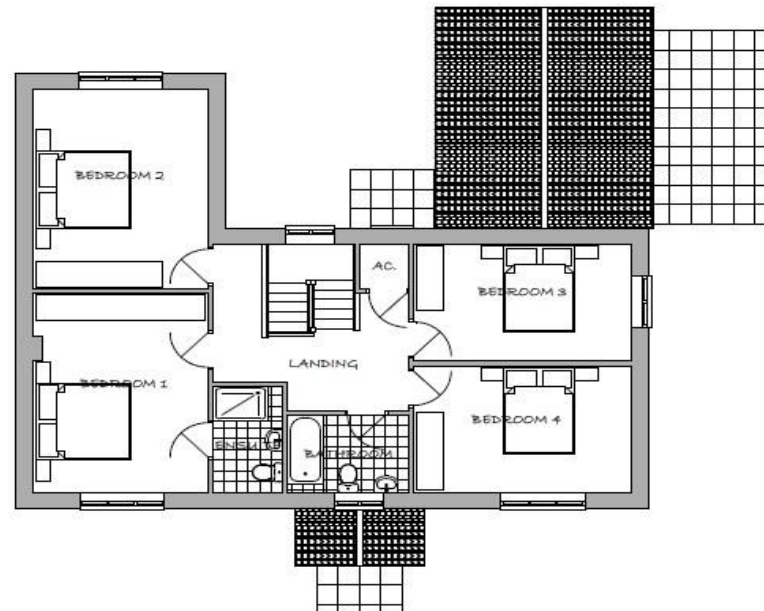


Train Links

- Taunton (approx. 5 miles)



1:100 Ground Floor Plan



1:100 First Floor Plan

Proposed floor plans

Important Notice –

Cooper and Tanner for themselves and for the Vendors of this land, whose agents they are, 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.
- 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.
- No person in the employment of Cooper and Tanner has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Cooper and Tanner nor enter into any contract on behalf of the Vendor.

DEVELOPMENT DEPARTMENT

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