



Development opportunity with Outline Planning (all matters reserved)
for the Residential Development of up to 3 self-build dwellings
Land at Station Road, Ashcott, Bridgwater TA7 9QP Guide Price £300,000

COOPER
AND
TANNER

Outline Planning Granted for up to 3 Self-Build Residential Dwellings

All Matters Reserved

- Outline Planning consent
- Road frontage situated on outskirts of popular village location
- Can be sold as a whole development or individual units
- Planning Application number 01/25/00006 Somerset Council (formerly Sedgemoor)

Description

We are delighted to present this exceptional development opportunity located on the edge of the sought-after village of Ashcott. The site extends to approximately **0.38 acres** and currently comprises bare land with **outline planning consent for up to three self-build dwellings**.

Planning has been granted under the Custom and Self Build Act, offering flexibility for purchasers. The vendor is prepared to sell the site as a whole or, subject to negotiation, individual plots.

Key Features:

- Outline planning consent for up to 3 self-build units
- Purchaser must have a historical link to the village of Ashcott
- Final purchaser must commit to residing at the property for a minimum of 2 years (as per planning conditions)
- Attractive location on the outskirts of a vibrant Somerset village

- The effluent from wastewater is discharged directly to Bridgwater and **does not enter the Special Protection Area (SPA)**

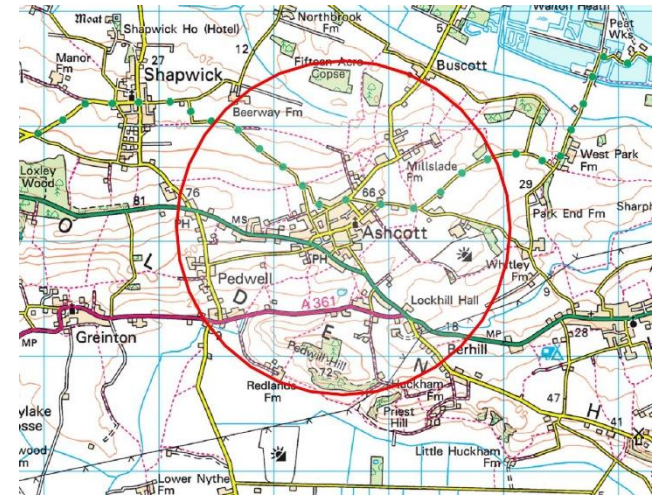
This is a rare opportunity to create bespoke homes in a desirable rural setting while benefiting from strong community ties and excellent local amenities.

Planning

Outline planning consent was granted on 3rd October 2025. Further details regarding the planning consent can be found via the Somerset Council online Planning Portal using reference 01/25/00006. Interested parties must satisfy their own planning investigations.

Location

Ashcott is a picturesque village just 9 miles from Bridgwater. With a strong sense of community and around 1,200 residents, the village offers excellent amenities, including a primary school, village hall, post office, shops, and five pubs — alongside its own micro-brewery. The Grade II-listed Church of All Saints and charming historic cottages enhance its heritage appeal. Annual highlights such as the BeerFest and village pantomime, plus active local clubs, reflect a vibrant village spirit. Set amidst rolling countryside with scenic walking and cycling routes, Ashcott combines rural tranquillity with easy access to Bridgwater and Glastonbury — making it both peaceful and well-connected.



Method of Sale

Private Treaty

Offers are invited for the whole site or the owners may consider selling in parts subject to agreement on infrastructure delivery.

GDV's

Cooper & Tanner's branch office in Street or Glastonbury would be well placed to be able to provide values when the dwellings are built.

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.

Viewing

Strictly by prior appointment with Cooper and Tanner. **Tel. 01373 455060.**

Please note the site comprises bare uneven land and suitable precautions and care should be taken during viewings.



Plan for identification purposes

Local Council:

Somerset Council (formerly Sedgemoor)

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

Tenure:

Freehold



Motorway Links

- A39
- M5



Train Links

- Bridgwater



Nearest Schools

- Ashcott Primary School
- Street
- Bridgwater

Important Notice –

Cooper and Tanner for themselves and for the Vendors of this land, whose agent 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.

Indicative site layout plan



NOTES:

3 Bed Dormer Bungalow
Footprint = 96 sq.m.

Sufficient area for 2 x car
parking spaces within the
minimum 313 sq.m. amenity
space of each dwelling.

Centralised entrance allows
for sufficient vision splay to
be provided.

DEVELOPMENT DEPARTMENT

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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.

