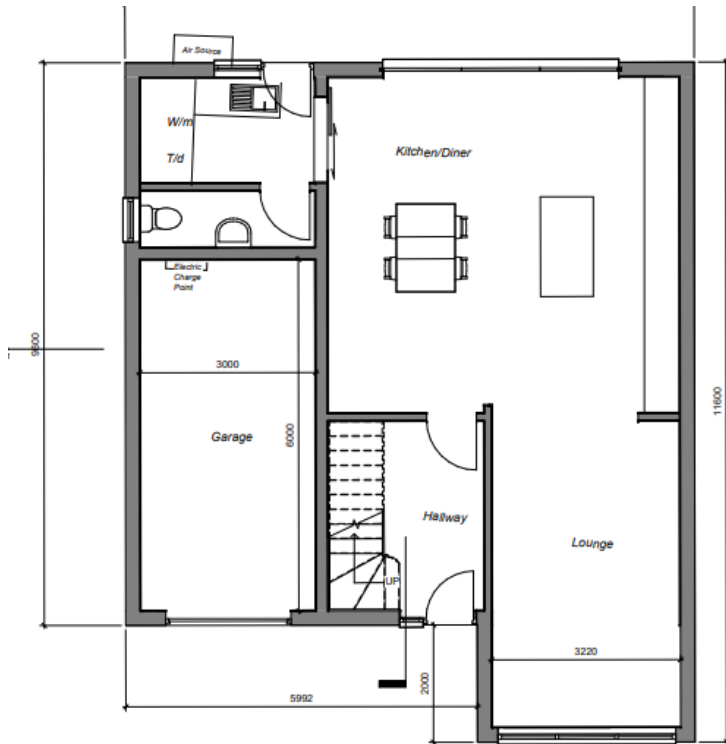
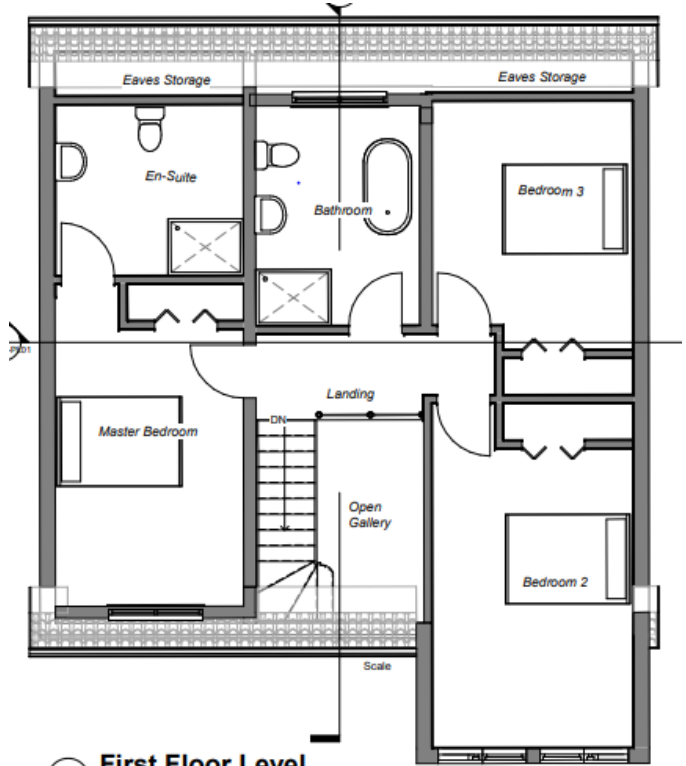


Proposed Floor Plans

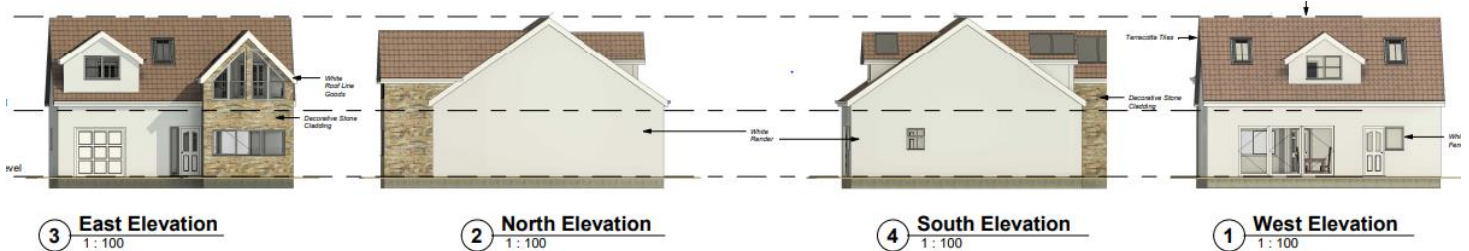


5 Ground Floor Level
1:50



6 First Floor Level
1:50

Proposed Elevation drawings



3 East Elevation
1:100

2 North Elevation
1:100

4 South Elevation
1:100

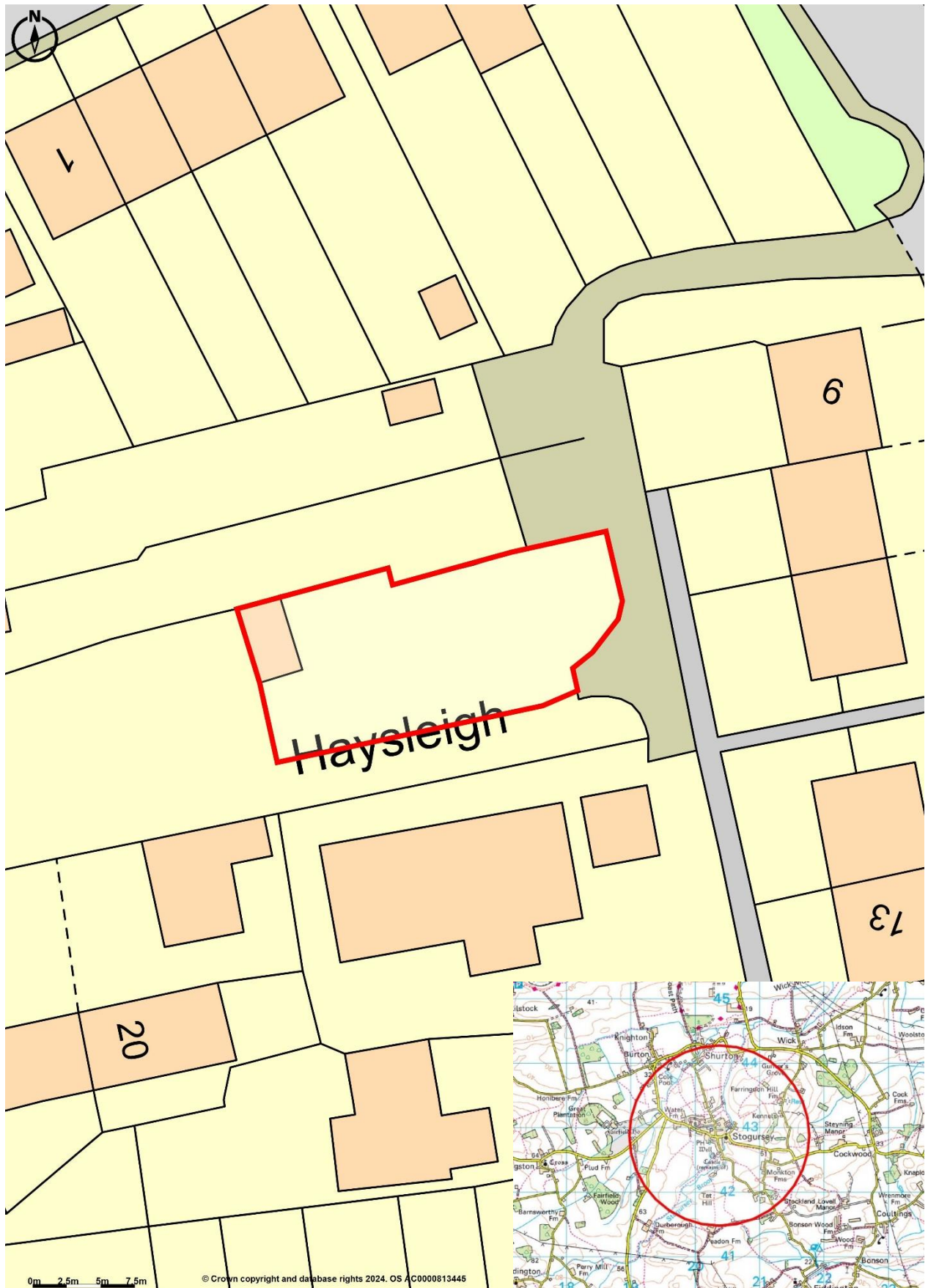
1 West Elevation
1:100

Outline planning permission for a
three bed dormer bungalow
Approx. 0.075 acres

Guide Price
£100,000 - £110,000

Plot at 26 Lime Street
Stogursey
TA5 1QR

**COOPER
AND
TANNER**



Plan for identification purposes only.

Plot at 26 Lime Street

Stogursey

TA5 1QR

- Development opportunity with outline planning permission - One three-bedroom dormer bungalow - Popular village location - Somerset Planning application number 3/32/21/013		Plot Description Outline planning for a three-bedroom detached dormer bungalow to include integral garage and parking. Whilst the plot is situated in the heart of the village it is in a quiet secluded position without any passing traffic.
Description Located in the heart of the historical village of Stogursey we are delighted to be able to offer a plot with outline planning for a detached three-bedroom dormer bungalow. Magna Housing who own the track have agreed full access rights to the plot without any ransom payment, along with connectivity to the mains utilities at a cost of £3,000, which will be the responsibility of the future purchaser. The topography of the land is level and is currently part of the vendors rear garden. There is a shed on the plot which will be removed before completion. The mouth to the vendors existing property will be shared by the current vendor and new purchaser as a shared access to the properties.		GDV When built based on current market conditions (July 24) the bungalow will be worth between £350,000 - £375,000.
Planning Outline Planning with all matters reserved was granted in March 2024 for the erection of one dormer bungalow and further details regarding the planning consent can be found via the Somerset Council (Somerset West) online Planning Portal using reference 3/32/21/013. Interested parties must satisfy their own planning investigations. All planning information can be found online.		Location Stogursey is a pretty village situated in north west somerset between the Quantock Hills and Bridgwater Bay. The village has two local shops, public house, Primary school, café, parish church which dates back to the Norman Period and a modern village hall and is approx. 9.3 miles from Bridgwater accessible via a local bus service. Bridgwater is a large historic town which includes shopping facilities, cinema, pubs and restaurants. In addition for local facilities there is a GP surgery in the neighbouring village of Nether Stowey 3 miles away. The County Town of Taunton with its station and wide range of shops and facilities is 14 mile away. Bridgwater's main line railway station is 10.4 miles and the M5 motorway is 11 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.

Local Council: Somerset County Council (Somerset West and Taunton)	 Motorway Links - A39 - M5
Services: Prospective purchasers must satisfy themselves as to the location and capacity of any services.	 Train Links - Bridgwater - Taunton - Highbridge and Burnham
Tenure: Freehold	
Method of Sale: Private Treaty	

Block Plan



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.

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

telephone 01373 455060

telephone 01458 831077

development@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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.

