

gth



## RESIDENTIAL DEVELOPMENT LAND

Land South of High Street, Stogursey, Bridgwater TA5 1PL

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TA5 1PL



- Detailed planning permission for the construction of 5 dwellings
- Close to the centre of the popular village of Stogursey
- Bridgwater 8 miles, Taunton 14 miles, M5 Junction 24 10 miles
  - No phosphate constraints
  - No affordable housing
- For sale by Informal Tender
  - Guide price £450,000

**GREENSLADE TAYLOR HUNT**

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### DESCRIPTION

The regular shaped site is the front section of a large agricultural field lying adjacent to the Vicarage and nearby village Primary School.

### SITUATION

Stogursey is accessed from the A39 Bridgwater to Williton Road conveniently situated approximately 10 miles west of the M5 motorway which can be joined either at Junction 24 or Junction 23. The development site lies in the centre of the beautiful village of Stogursey in close proximity to the Quantock Hills an Area of Outstanding Natural Beauty. The popular village has a range of local services including convenience store, public house, church, primary school and post office. The nearby town of Bridgwater offers a wider

range of facilities including cinema, supermarkets, secondary schools, college and mainline rail links. The Hinkley Point C development is nearby creating vibrancy in the local economy. The County Town of Taunton is approximately 14 miles distance, offers an excellent selection of shops, leisure and renowned public schools.

### AGENTS NOTE

The property offers a rare opportunity to purchase a small development site in the ever popular village of Stogursey without the need for onsite affordable dwellings. Please also note that the development is not affected by the ongoing phosphate problem.



HIGHWAYS

The development site directly adjoins a fully adopted public highway onto which a new junction will be created in accordance with the approved planning drawings. The proposed unrestricted access road will lead to the rear of the properties together with garages and parking areas. The proposed road will need to make provision for a permanent access to the land located on the rear boundary. Please note that the site will be connected to the nearby Primary School via a public footpath.

SERVICES

It is understood that mains drainage, electricity and water are available in close proximity to the site. Further details are available.

PLANNING

Detailed planning consent was recently granted by South West and Taunton Council, application no. 3/32/21/007

subject to the signing of a 106 Agreement which is nearing completion. The proposed scheme comprises the following accommodation. Community Infrastructure Levy will be payable associated with the development.

|        |                              |            |
|--------|------------------------------|------------|
| Plot 1 | 4 bed detached               | 1894 sq ft |
| Plot 2 | 4 bed EOT triple garage      | 1590 sq ft |
| Plot 3 | 3 bed mid –ter double garage | 1227 sq ft |
| Plot 4 | 4 bed EOT triple garage      | 1590 sq ft |
| Plot 5 | 4 bed detached triple garage | 1894 sq ft |

METHOD OF SALE

The property is offered for sale on an informal tender basis, with a guide price of £450,000. Interested parties are invited to submit unconditional offers no later than 12.00 noon on Wednesday 2<sup>nd</sup> February 2022.

VIEWINGS

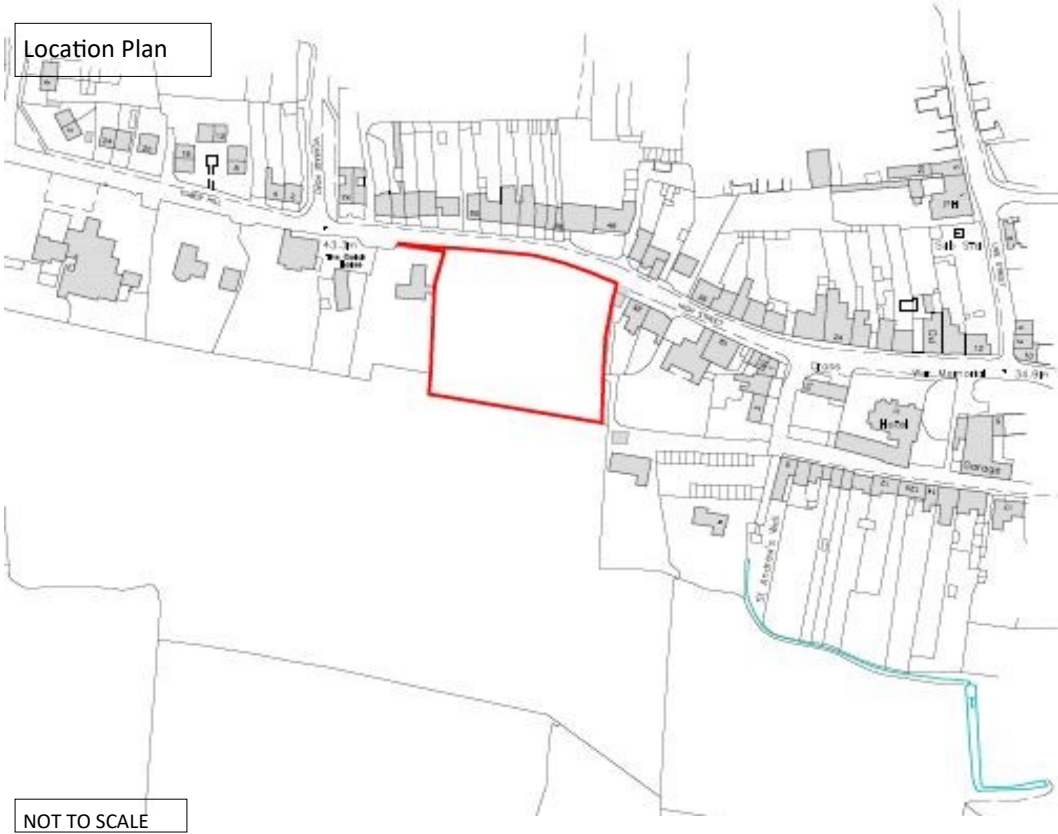
The site may be viewed strictly by appointment with the Vendor’s sole selling agent.

TECHNICAL PACK

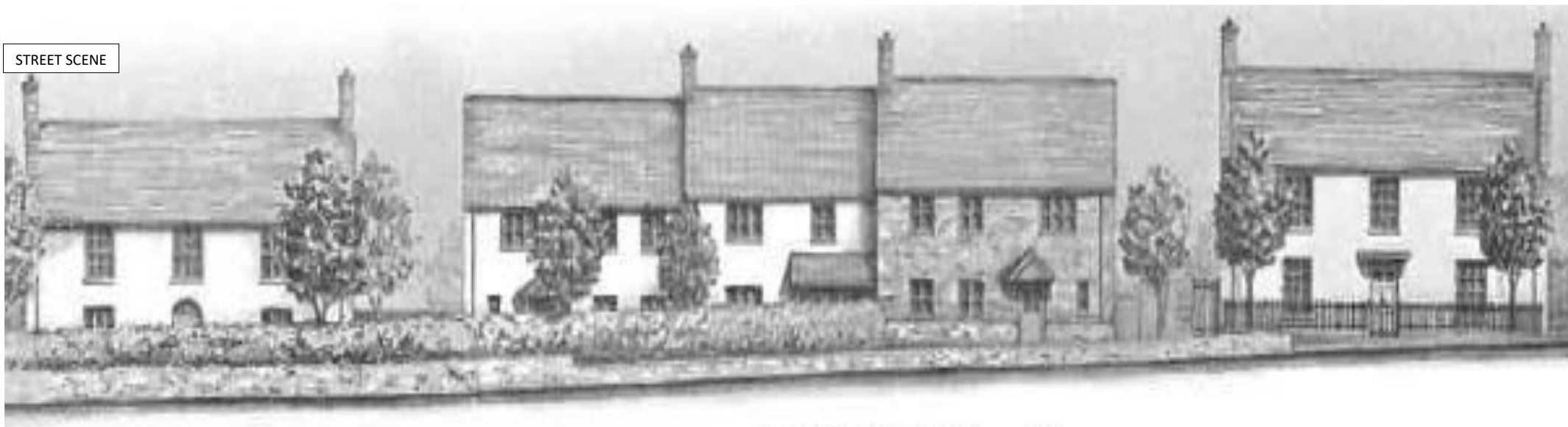
A technical pack is available upon request containing relevant planning drawings, plans, documents, and Geotechnical report.

USEFUL ADDRESSES

**Somerset County Council:** County Hall, The Crescent, Taunton, Somerset TA1 4DY Tel: 0300 123 2224



STREET SCENE



NOT TO SCALE

**Somerset West and Taunton:** Deane House, Belvedere Road, Taunton, Somerset TA1 1HE Tel: 0300 304 8000

**Wessex Water:** Galmington Trading Estate, 45 Cornishway W. Galmington Trading Estate, Taunton TA1 5NA. Tel: 0345 600 4600

**Western Power:** Map Response Team, Mapping Centre, Sowton Industrial Estate, Exeter, Devon, EX2 7WP. Tel: 01392 352652.

**Environment Agency:** Manley House, Kestrel Way, Sowton Industrial Estate, Exeter, Devon, EX2 7LQ. Tel: 0370 850 6506

**For further information please contact:**

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### Important Notice

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

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3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Please note the property is a development site with associated risks. Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. (If so directed by a member of GTH they must wear their own appropriate Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) they do so at their own risk and we/ the seller cannot be held liable for any personal injury or associated claim for compensation.

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