

POTENTIAL DEVELOPMENT SITE FOR CIRCA 24 DWELLINGS

THE GRANGE, PORTWAY, LANGPORT, TA10 0NQ



- Outline Planning Application (Ref.21/02785/OUT)
- Application site area approx. 1.15 ha (2.84 acres)
- Total land area approx. 1.70 ha (4.20 acres)
- Conditional (subject to planning) offers invited

Aerial view of the property looking north (approx. application site outlined red)

GeorgeJames
PROPERTIES

KLP
KITCHENER
LAND AND PLANNING

THE SITE – TA10 ONQ

An opportunity to acquire a potential redevelopment site (subject to planning permission Ref.21/02785/OUT) in this semi-rural location on the outskirts of Langport.

The site extends in total to approximately 1.70 hectares (4.20 acres), with the red lined area for the current planning application extending to approximately 1.15 hectares (2.84 acres). The application proposes demolition of the former nursing home and associated outbuildings, with an indicative layout plan showing 24 new dwellings.

We are seeking a developer to get involved at this early stage and preferably work with our client's planning consultant, Clive Miller, to bring this site through the planning process with a design scheme that the developer is comfortable with and to work through the Somerset phosphate mitigation process accordingly to be able to gain a planning permission.

PLEASE NOTE: There are a pair of semi-detached houses located to the rear of the old nursing home which do not form part of the site and are in a different ownership. They have rights of access over the track along the south western boundary.

SITUATION

The Grange is located on the Western outskirts of Langport a short distance from the town on the A378. Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco's supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

SERVICES

Interested parties should make and rely upon their own enquiries of the relevant services providers.

PLANNING

An outline planning application (Ref.21/02785/OUT) with all matters reserved except access for proposed redevelopment of buildings and associated land for residential development at The Grange, Portway, Langport, TA10 ONQ was validated by South Somerset District Council on 14th September 2021 and is pending a decision.

Copies of the proposed plans and reports are held on file by the agents or can be downloaded from South Somerset District Council's website.

METHOD OF SALE

Unconditional and conditional (subject to planning) offers are invited for this freehold property.

VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact the joint sole agents to arrange a viewing.

CONTACT – JOINT SOLE AGENTS



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: philip@klp.land
Tel. 01392 879300

Ref: 769/PT



1 Brandon House, West Street
Somerton, Somerset, TA11 7PS
Email: somerton@georgejames.properties
Tel. 01458 274153

Proposed Site Layout Plan (not to scale)
(approx. area outlined in blue also in ownership)

- Site boundary
- ① New site entrance
- ② Entrance square
- ③ Retained existing trees and hedgerows
- ④ Low density edge
- ⑤ Higher density edge
- ⑥ Courtyard homes
- ⑦ Public open space (POS)

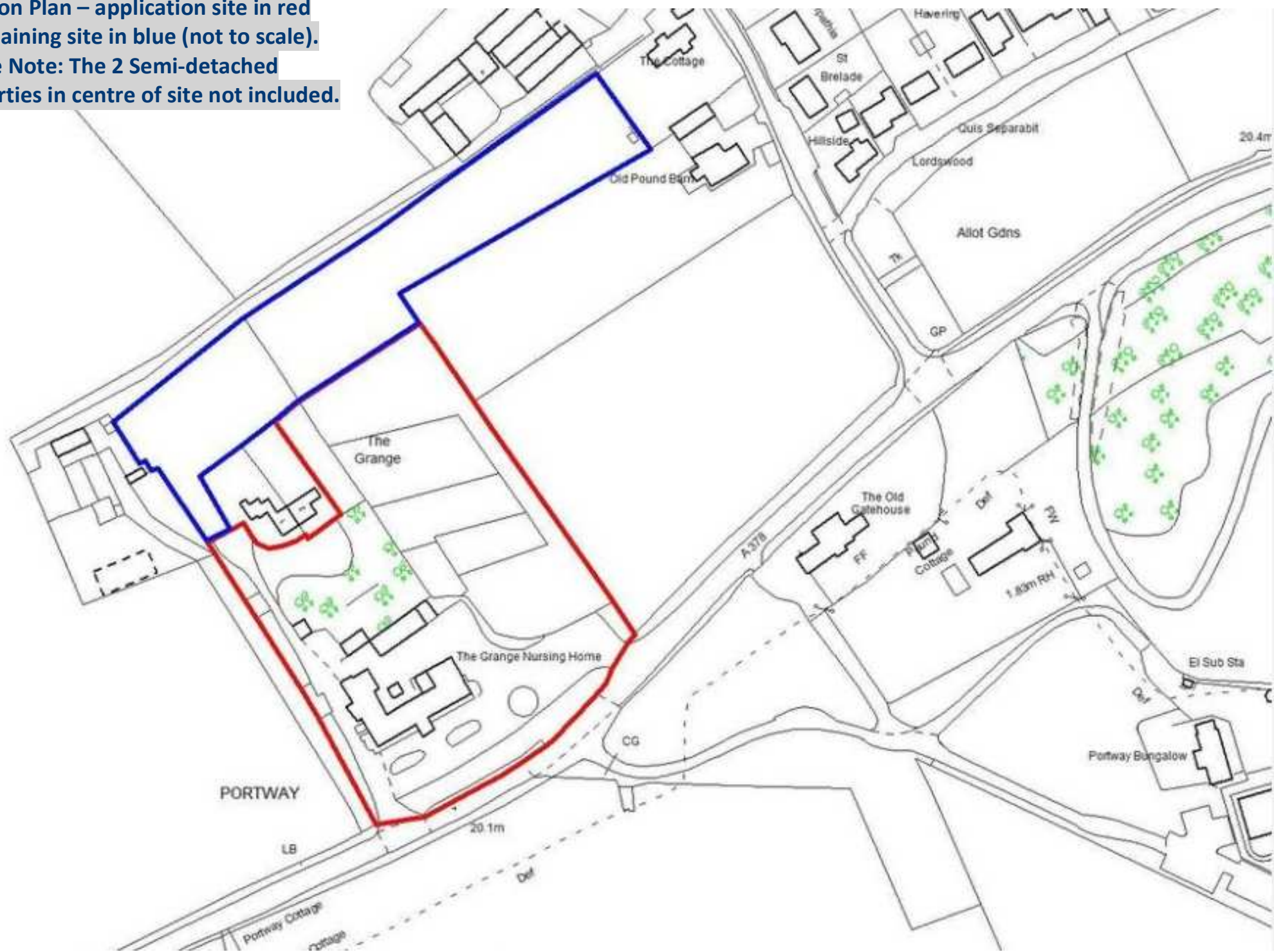
CliftonEmerydesign

Exeter
Hems House
84 Longbrook Street
Exeter, Devon, EX4 6AP

01392 368866
mail@cliftonemerydesign.co.uk



**Location Plan – application site in red
& remaining site in blue (not to scale).
Please Note: The 2 Semi-detached
properties in centre of site not included.**





Front (south) of The Grange main building



View across the land to the NE of the buildings looking NW