

# WILKIE MAY & TUCKWOOD

PREMIER ESTATE AGENTS FOR SOMERSET & DEVON



## Residential Development Land

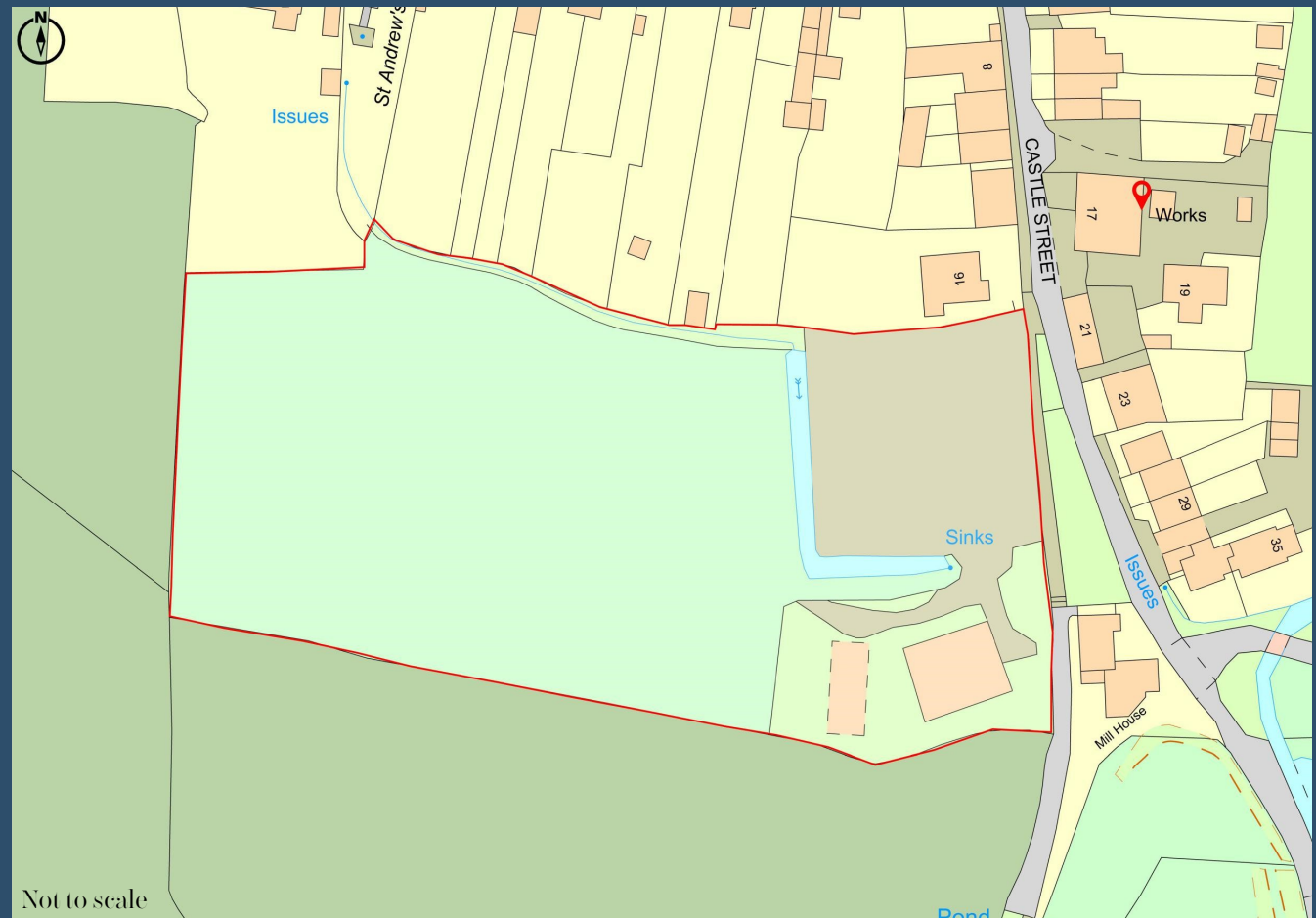
Tanyards Farm, 16 Castle Street, Stogursey, TA5 1TG.

# Residential Development Land

Tanyards, 16 Castle Street, Stogursey.  
TA5 1TG

- A Quiet Location Close to The Centre Of The Popular Village Of Stogursey
- No Phosphate Constraints
- No Affordable Housing
- Detailed Planning Permission For The Construction of 5 Dwellings

Guide Price: £750,000



## Location

This residential development land has detailed planning permission for the construction of five dwellings is situated close to the centre of the popular village of Stogursey and lies adjacent to Stogursey's Medieval Castle Ruins, There are no Phosphate constraints and no affordable housing.

Stogursey is accessed from the A39 and conveniently situated approximately 10 miles west of the M5 motorway which can be joined either at Junction 24 or Junction 23. The village is in close proximity to The Quantock Hills, an area of outstanding natural beauty. The popular village has a range of local amenities including a 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 development is nearby creating vibrancy in the local economy.

### Services

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

### 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.

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.

### Planning

The development benefits from full planning permission, application number 3/32/21/025 granted on 16th July 2022. The development comprises the following accommodation.

Plot 1	3 Bedroom Semi Detached House with Single Garage	112 SQ M / 1205 SQ FT
Plot 2	3 Bedroom Semi Detached House with Single Garage	112 SQ M / 1205 SQ FT
Plot 3	3 Bedroom Detached House with Single Garage	110 SQ M / 1184 SQ FT
Plot 4	4 Bedroom Detached House with Double Carport & Store	188 SQ M / 2023 SQ FT
Plot 5	4 Bedroom Detached House with Double Carport & Store	188 SQ M / 2023 SQ FT

### Site Plan



Not to scale

# WILKIE MAY & TUCKWOOD

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**IMPORTANT NOTICE:** Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. 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 representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared August 2022.

**MEASUREMENTS AND OTHER INFORMATION:** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.