



Land at Snowdrop Cottage
Union Drove, Langport, TA10 9ER

George James PROPERTIES
EST. 2014

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Union Drove, Langport, TA10 9ER

Guide Price - £185,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

An opportunity to purchase a single building plot of approximately 35m x 10m with outline permission for a self-build dwelling and double garage. The proposal is for a detached 1.5 storey home with four bedrooms and three bathrooms. The design would include a large open plan kitchen/living area and separate lounge. Total floor area of approximately 2000sqft.

Situation and Amenities

Peacefully situated in a rural position at the end of Union Drove approximately half a mile from the mail road at Picts Hill. Langport offers an excellent range of everyday amenities including a selection of shops, Tescos 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

Any interested parties should make their own enquiries with relevant authorities. There is mains electricity and water available close to the plot. A private drainage treatment system plant will be required and located within the adjacent permitted drainage field.

Planning

Outline planning permission granted. Application number 24/01110/REM dated 28th March 2023. Full planning permission has been applied for and is pending.

Rights of Way

To the south of the plot there is a public footpath. The path is located outside of the plots south boundary.

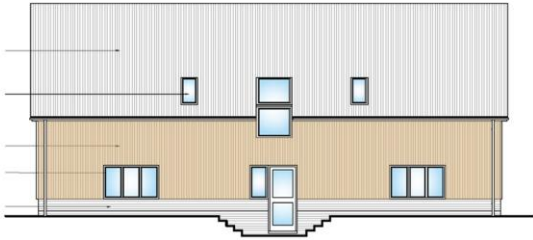
Additional Land

There is a 1.6 acre field adjoining the plot that is available by separate negotiation. Please refer to the site plan.





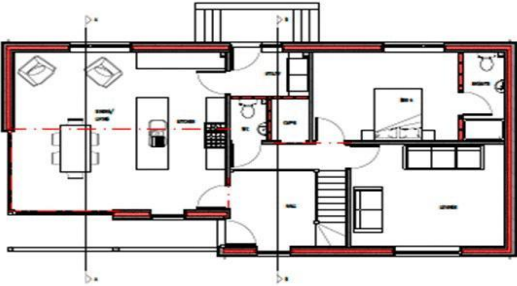
PROPOSED SOUTH ELEVATION
(Dwelling)



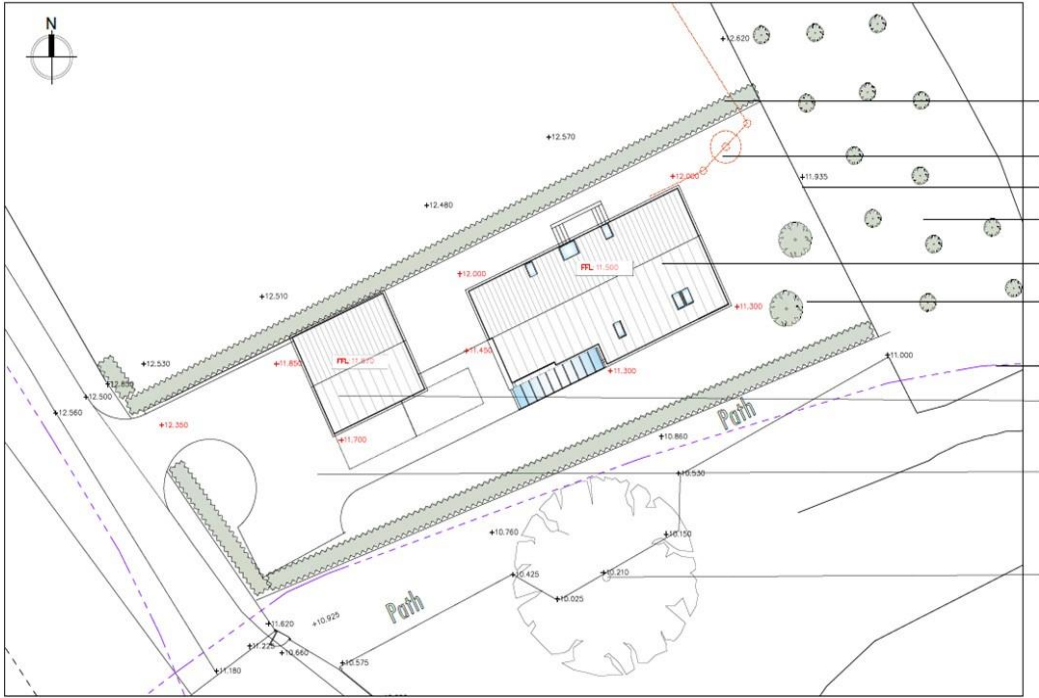
PROPOSED NORTH ELEVATION
(Dwelling)



PROPOSED FIRST FLOOR PLAN

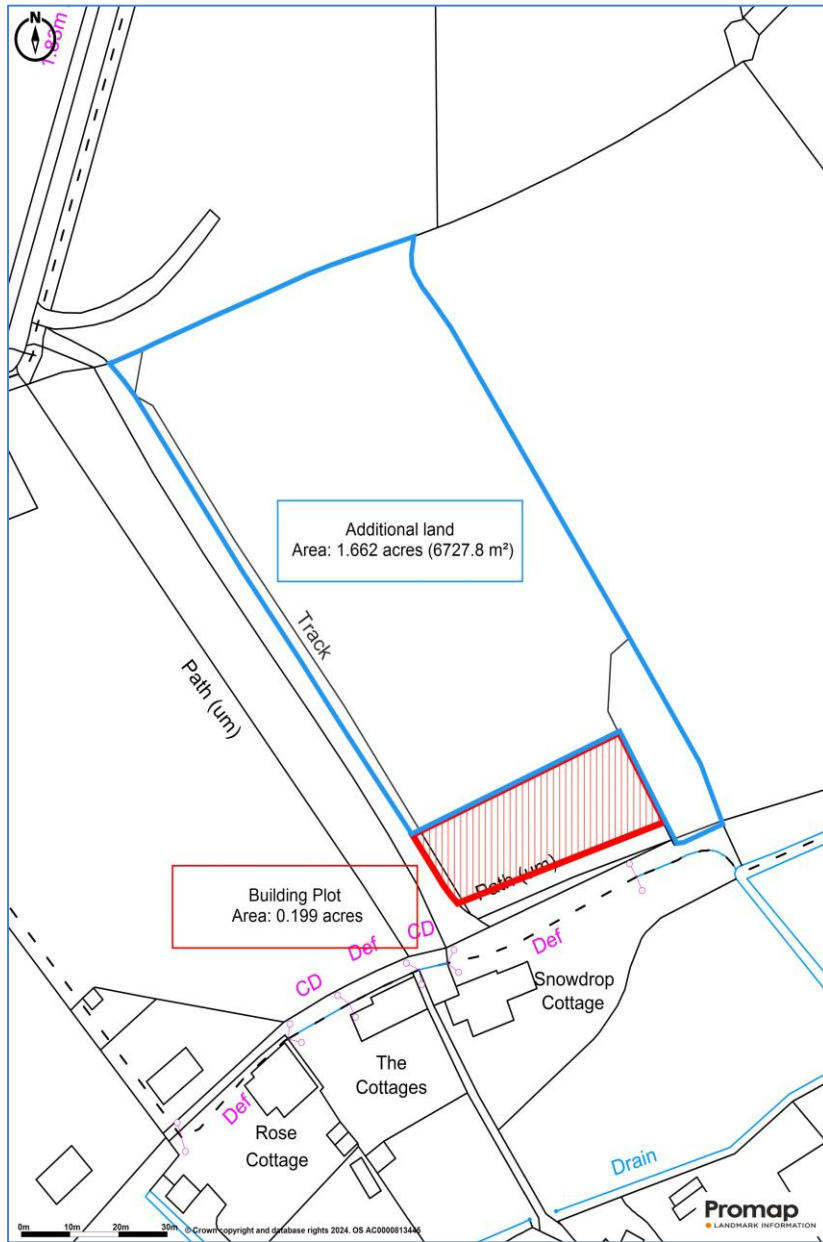


PROPOSED GROUND FLOOR PLAN



PROPOSED SITE PLAN





Additional 1.6 acres available by separate negotiation.

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



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.