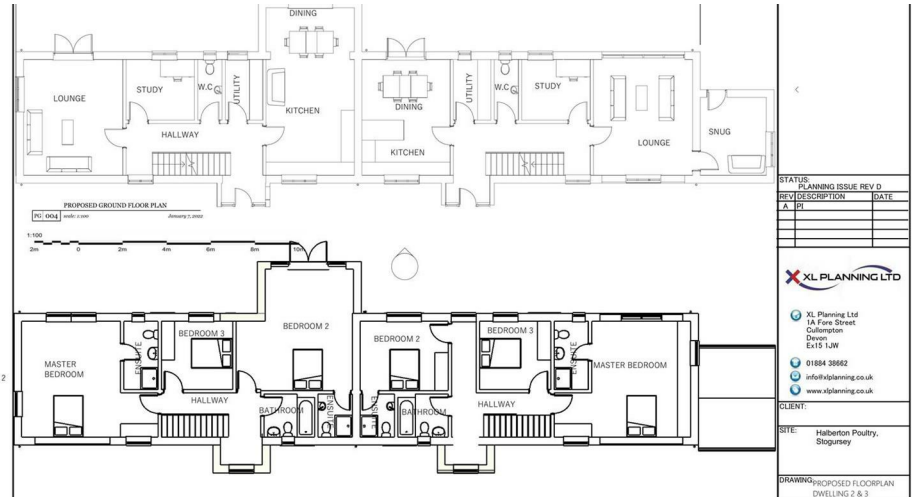
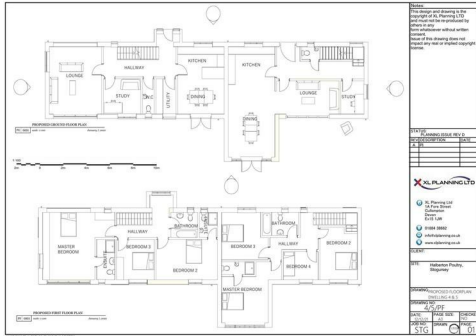
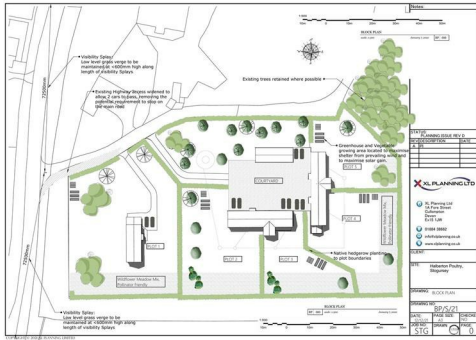




Proposed Redevelopment of
Claylands Corner Farm,
Stogursey

Development at Claylands Corner

Development at Claylands Corner, Stogursey, Bridgwater, Somerset, TA5 1TS



Taunton 14 Miles

A prime development site with consent granted for 5 dwellings in this favoured semi-rural location.

- Rare Opportunity
- Site with Consent for 5 Dwellings
- Utilising Class Q Fullback Position
- Sought After Rural Location
- For Sale by Private Treaty
- Further Land Available
- REF 47/20/00006
- Freehold

Offers In Excess Of
£450,000

Description

This freehold development site has been granted consent for 5 open market houses following the demolition of former poultry buildings utilising the Class Q fall-back position.

The scheme is for 5 dwellings, 4 of the dwellings are semi-detached and the 5th is detached. The houses have two storeys, each of the houses have 3 bedrooms and office/study as well as other family spaces.

The site currently has a range of poultry sheds upon it and there are further buildings which could be purchased (subject to an overage clause to be agreed). The site is relatively level with gentle change in topography with a slight slope downwards from west to east. These buildings have dual pitched roofs which slopes east and west. The buildings will need to be removed and the new dwellings would have a footprint of 530m²

Planning Application Information Link

https://www.sedgemoor.gov.uk/planning_online?action=GetDetails&app=47/20/00006

Location

The Sedgemoor landscape assessment and countryside design SPD identifies the site as being on the edge of the Lowland Hills character area. Key characteristics of this area include unmanaged hedgerows and small woodlands, both of which help building being absorbed into the landscape. The site sits within Nation Character Area 146 of Taunton & Quantock fringes. The area has lush pastoral character and provides an ecological link The Brendon Hills & Quantock Hills. There is a

considerable variety with the character, united by its lowland mix farming landscape. The dense hedging, vast woodland and a settlement pattern add more character.

The layout of the building is reminiscent of a traditional courtyard of agricultural buildings and sits comfortably on the site. None of the dwellings will be visible from the highway or surrounding land due to the enclosed nature of the site.

Services

Waste will be directed through a new package sewage treatment plant as there is no nearby mains connection.

Method of Sale

The land and buildings are being sold by private treaty.

Directional Note

Proceed through Cannington and follow the road to Hinkley Point passing Combwich and after approximately 1 miles the development can be found on the right hand side just after the turning for Stogursey.



Notes:

STATUS: PLANNING ISSUE REV D		
REV	DESCRIPTION	DATE
A	PI	
XL PLANNING LTD		
<ul style="list-style-type: none"> XL Planning Ltd 1A Fore Street Cullompton Devon Ex15 1JW 		
<ul style="list-style-type: none"> 01884 38662 info@xlplanning.co.uk www.xlplanning.co.uk 		
CLIENT:		
SITE: Halberton Poultry, Stogursey		
DRAWING:		
DRAWING NO:		
DATE: 12/12/21	PAGE SIZE: A3	CHECKED: NO
JOB NO: STG	DRAWN: STG	PAGE: 010



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

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PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

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PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

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DRAWING NO: 1/2/E		
DATE: 1/2/21	PAGE SIZE: A3	CHECKED: STG
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PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



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Development at Claylands Corner, Stogursey, Bridgwater, Somerset, TA5 1TS



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Scale: 1:2500, paper size: A4

Prepared by Dan Courtney 06/01/2021



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Project Name
Halberton Poultry
Stogursey

Drawing Title
Site Location Map

Scale 1 : 2500
Size A4
Drawn DC

Job No.	Drawing No.	Rev.
1912	0000	-

These particulars are a guide only and should not be relied upon for any purpose.

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