



Blacksmiths Mews





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Shapwick, Bridgwater, TA7 9LZ

M5 (J23) 7.5 miles. Clarks Village 5 miles. Taunton Town Centre 18 miles.

A building site with consent for three detached houses on the fringes of this favoured village.

- Consent for 3 two storey houses
- Plot 1 extending to 285 sqm
- Plot 2 extending to 164 sqm
- Plot 3 extending to 160 sqm
- Private gardens
- For Sale by Private Treaty
- Planning Reference: 43/22/00001
- Plot 2 extending to 164 sqm
- Parking and garaging
- Excellent development opportunity
- Freehold

Guide Price £450,000

## SITUATION

Shapwick, is a popular village on the Polden Hills, surrounded by the beautiful Somerset Moors and easy reach to the stunning Shapwick Heath National Nature Reserve. Shapwick, and the nearby villages of Edington, Ashcott and Catcott, provide an array of local amenities, including primary schools, village shop, medical practices, community hall and charming local pubs. There are also regular services.

Just a short distance away, Street offers a more extensive array of facilities, including restaurants, the renowned Strode Theatre, indoor and outdoor swimming pools and the shopping enclave of Clarks Village. There are options for secondary schooling, including Crispin, Strode College and Millfield Independent School. Bridgwater offers a range of facilities, as well as access to the motorway at Junction 23. The County Town of Taunton includes an excellent range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground and Taunton Racecourse.

Communication links in the area are excellent. There is access to the M5 motorway at Dunball (Junction 23) just 7.5 miles away. There are regular rail services from Bridgwater, Castle Cary and Taunton, with regular services taking less than two hours to London Paddington. Major cities, such as Bristol, Bath and Exeter, are all within easy commuting distance. Bristol Airport offers an excellent range of domestic and international flights.





## DESCRIPTION

This freehold site has consent to build three detached, two storey properties. Plots 1 and 2 will initially share an access which then leads to private parking, garages and gardens. Plot 3 has an entirely private access with parking, garage and garden. The proposed layout of plot 1 is entrance hall, cloakroom, kitchen/dining room, utility, sitting room and integral garage to the ground floor with four en suite bedrooms to the first floor. The proposed layouts of plot 2 and 3 are entrance hall, cloakroom, kitchen/dining room, utility and sitting room to the ground floor with family bathroom and four bedrooms, including two en suite bedrooms, to the first floor. Both plots 2 and 3 have a separate garage. Each property will have private parking spaces and gardens.

- Plot 1 extends to 285 sqm;
- Plot 2 extends to 164 sqm;
- Plot 3 extends to 160 sqm.

## PLANNING PERMISSION

Sedgemoor District Council granted Approval of Full Planning Permission on 7th December 2022 under Ref No. 43/22/00001 for the erection of 3 dwellings and garages with associated access on site of existing agricultural buildings (to be demolished). Copies of the planning permission and all the relevant documents are available from the Somerset Council planning portal ([www.somerset.gov.uk](http://www.somerset.gov.uk)).

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

The new dwellings will be liable for a CIL payment (unless to be built as self builds). On the basis of the chargeable area being 203.25 sq m the CIL payable to Somerset Council will be £21,254.27.

## SERVICES

We understand from the vendors there is mains water, electricity and drainage available close by. Purchasers must satisfy themselves as to the cost of connection and availability of any services. Please note the agents have not inspected or tested these services.

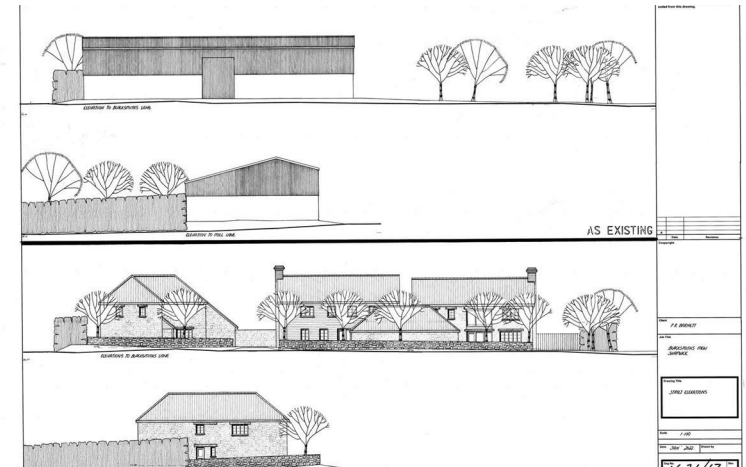
## DIRECTIONS

From the A39, Street to Bridgwater road, follow signs for Cossington. Proceed along Manor Road and at the green triangle continue around to the right. Follow the road through the village where the property can be found on the right. Identified by a Stags for sale board.

## WHAT.3.WORDS

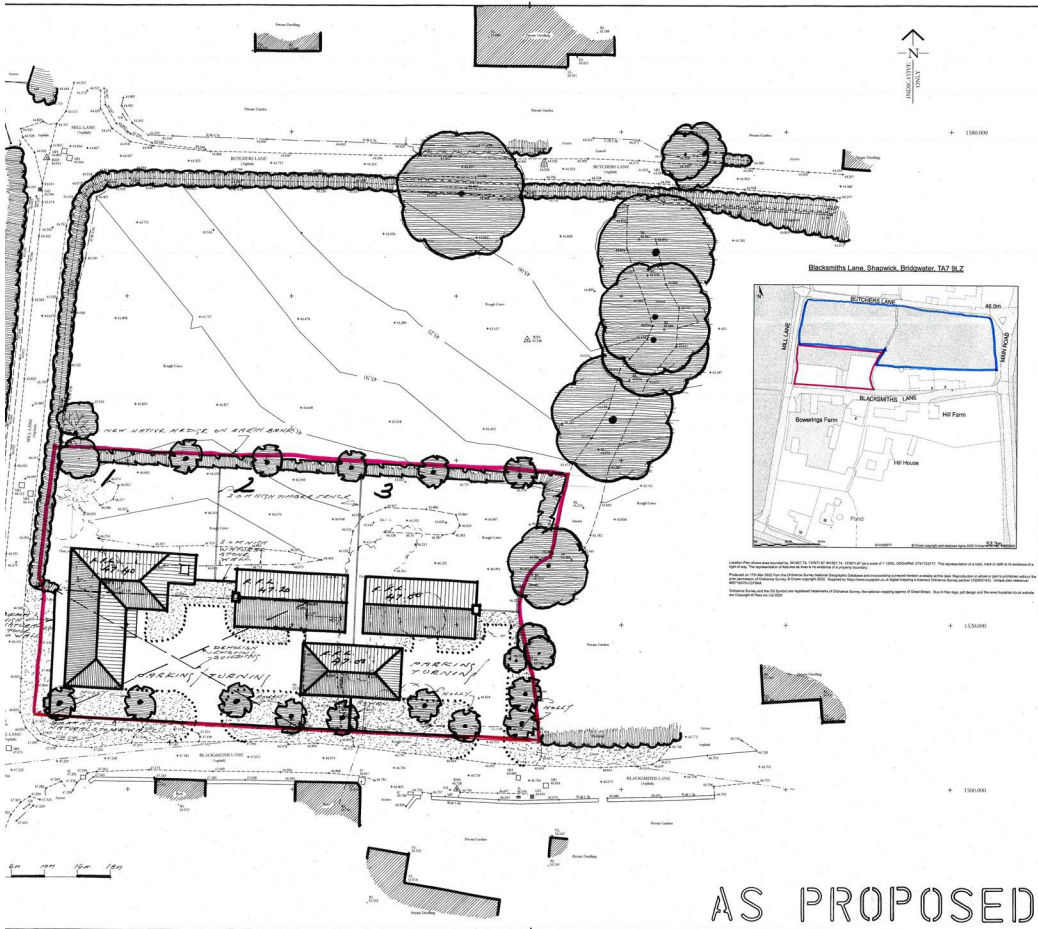
For specific location details, please download the app and enter the required information:

///modem.youthful.moves





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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