



The Glasshouse



# The Glasshouse

Nailsbourne, Taunton, Somerset TA2 8AQ

Taunton - 3.5 Miles; M5 at Jct 25 - 5.3 Miles

A rare opportunity. Residential development plot with detailed planning permission for the erection of an exceptional detached dwelling extending to 421m<sup>2</sup> in a stunning semi-rural location.

- Single Residential Development Plot
- Spectacular Single Storey Dwelling Plot
- Application Number 20/22/0020
- Open Plan Kitchen/Dining Room
- Sitting Room with Open Fire & Study
- Four Bedrooms & Four Bathrooms
- Triple Car Port
- Freehold

Guide Price £350,000

## Situation

Nailsbourne is a hamlet lying about 3 miles to the north of the county town of Taunton and close to the foot of the Quantock range of hills which are designated as an Area of Outstanding Natural Beauty. The village of Kingston St Mary is within a mile where there is a popular pub and primary school. Taunton is the county town and offers a wide range of shopping, recreational and scholastic facilities including several noted public schools. The town enjoys excellent communication links with the rest of the UK including a fast rail link to London Paddington. The Quantock Hills are within easy striking distance where a whole host of attractive foot paths are available which afford lovely views over both the Vale of Taunton Deane and the Bristol Channel to South Wales to the north. Nailsbourne enjoys the benefit of no through traffic and yet occupies a very convenient location with easy access to all local amenities.

## Proposed Accommodation

The accommodation includes an entrance hall with cloakroom and WC, there is also a door to the study. The sitting room boasts an open fire with bi-folding doors opening on to the rear terrace. There is an open plan kitchen/dining room which includes dual aspect windows and bi-folding doors opening onto the wraparound terrace.

There are four bedrooms and four bathrooms. Three of the bedrooms having en-suite bathrooms and dressing rooms. The other benefits from an en-suite. Extracts of the proposed drawings and plans can be found in our brochure.



## Description

The plot is currently occupied by Newtons with permissions granted and approved for the demolition of the existing greenhouse and the erection of a substantial detached dwelling which will offer betterment over the previous permitted Class Q development which was 20/22/0026CQ. The proposed new dwelling offers a truly unique opportunity to construct an exceptional and individual single storey dwelling with substantial and flexible living accommodation, three bay car port, parking and situated on an extraordinary plot on the outskirts of the popular village of Nailsbourne.

As agents, we believe this opportunity will be of great interest to both developers and private individuals, seeking a quality and individual home in a rural yet extremely convenient location, situated close to the foothills of The Quantocks.

## Outside

The property stands on a generous plot with a gated entrance, driveway and three-bay car port with the opportunity to landscape the gardens to your own design.

## Services

We understand that there is a three phase electricity supply already available, but there will be a connection charge. Mains water would be available at a cost, but a borehole system would also be an option.

## Viewings

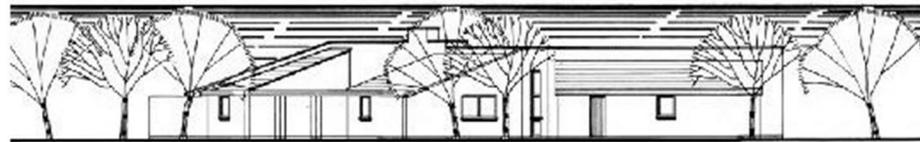
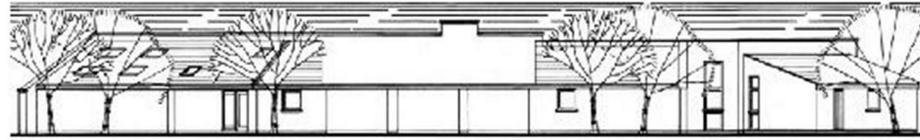
Interested parties must contact Stags, the vendors Sole Agents, regarding requests for viewings.

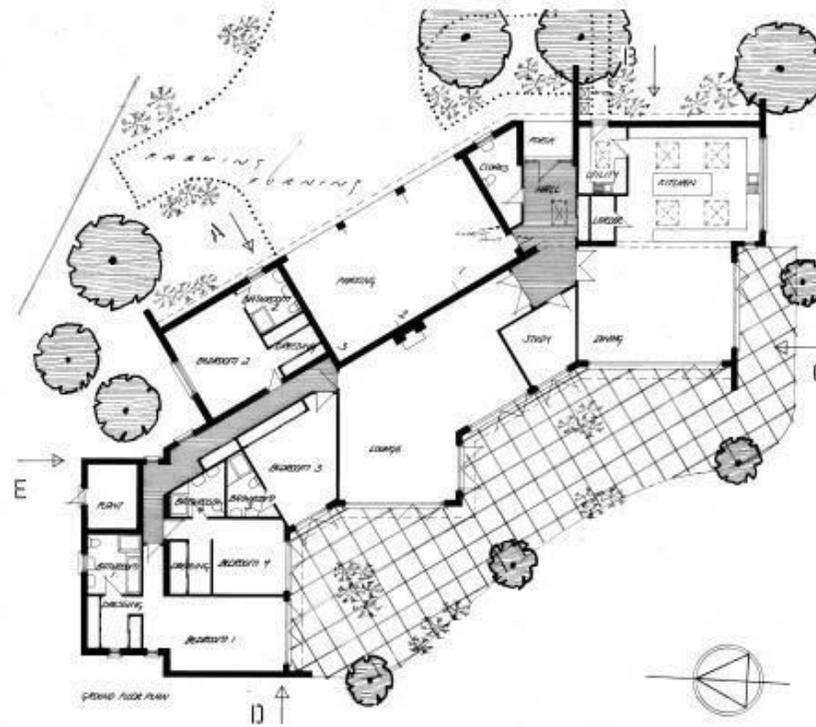
## Agents Note

Our client has submitted community infrastructure levy (CIL paperwork) and it is anticipated that the CIL liability for investors/developers will be approximately £18316.49 (there is a nil payment for self builders). The seller will require the purchaser to plant some suitable boundary hedging as soon as the plot is purchased.

## Directions

From Taunton, proceed out of the town via Kingston Road and following this road for roughly 1 mile and then turn left as signposted to Nailsbourne. Follow the road through Nailsbourne and exit the village. Follow this road for approximately 500 yards where the entrance to the site can be found as the first property on the left-hand side identified by a Stags For Sale board.





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.



5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London