



**Building Plot at Cherry Tree Way, Watchet, TA23 0UB**



**welcome to**

## **Building Plot at Cherry Tree Way, Watchet**

- Historic Harbour Town of Watchet
- Building Plot - Outline Planning Permission
- Plans for Three Detached Bungalows
- Located on the Outskirts of Watchet
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Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: Deleted

guide price

**£400,000**

### **The Site**

For Sale is this single building plot with outline planning permission for the erection of three detached bungalows with gardens, garage & off road parking to the rear of 6 Cherry Tree Way, Watchet. Full details for the outline planning permission can be found on the Somerset Council planning portal under reference 3/37/24/002.

The current owner would like the purchaser to take on the works required to re-site the off road parking and put up a boundary fence for 6 Cherry Tree Way.

The access to the site will require the purchaser to remove the existing single garage at 6 Cherry Tree Way.

### **Location**

The site is located to the north east of the residential cul de sac of Cherry Tree Way on the eastern edge of Watchet. It comprises of a parcel of land which has been used as an extended garden associated with 6 Cherry Tree Way since 2002, which is laid to lawn and regularly maintained as a residential garden. Vehicular access to the site is via Cherry Tree Way and pedestrian access from Cherry Tree Way leads to Liddymore Road and local amenities.

The site adjoins the grounds of Knights Templar primary school, gardens of existing dwellings and land with

planning permission for residential development to the east.

### **Watchet**

Watchet is an historic harbour town with a modern marina, a good selection of shops and amenities, a surgery, nursery facilities and a primary school. The town is ideally placed between The Quantock Hills, Exmoor and The Bristol Channel, with easy access to the A39, Bridgwater and the M5 (North) and to the A358, Taunton, the A303 and the M5 (South). The near-by village of Williton has further good facilities, including the middle school. Minehead has a wider range of amenities, including a hospital and West Somerset College.



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**Property Ref:**  
MIH106679 - 0002

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