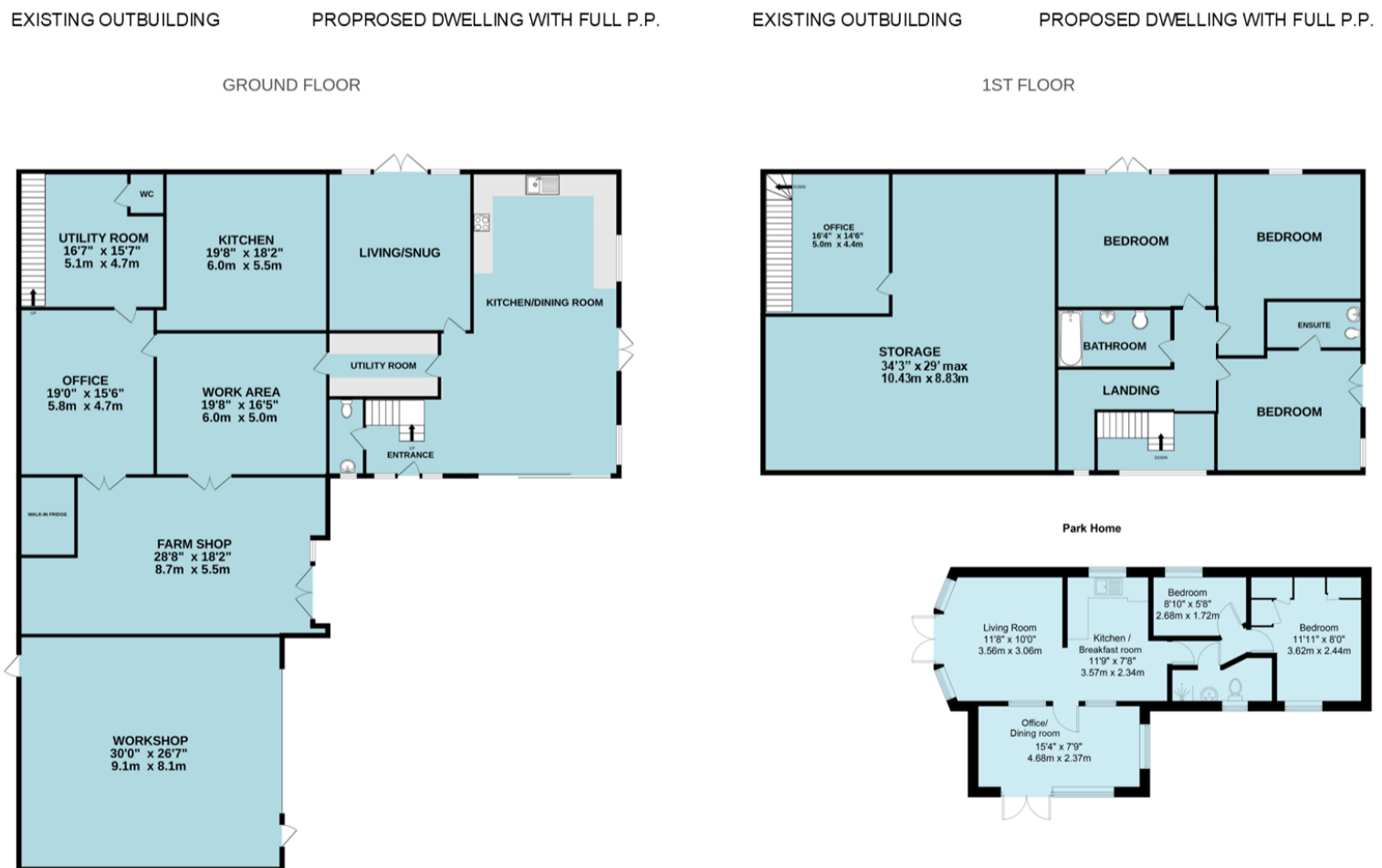




Shurton Lane – Park Home + Planning Permission for three bedroom dwelling
 Stogursey, Bridgwater, TA5
 £335,000 Freehold

Wilkie May & Tuckwood

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

An opportunity to acquire a relatively level parcel of land which currently includes a park home that could be replaced by a new dwelling subject to planning permission, numerous barns and outbuildings. Alternatively there is full planning permission for a three bedroom dwelling within one of the existing buildings and the premises also has approval to be used as a farm shop. It has outstanding potential to provide an area to both live in and work from in a superb rural setting.

- Superb countryside location
- Planning for residential dwelling
- 0.6 acre approximately
- Business/farm shop potential
- Mobile home
- Useful outbuildings
- Huge potential

THE PROPERTY:

Gated access leads to a small orchard which has a number of apple trees and a parking area with second gated access. There is a park home with an office area, living room and French doors accessing decking with a kitchen area with a range of units and a Range oven (LPG gas). There are two bedrooms and a shower room.

Included within the 0.6 acre (approximately) plot is a large parking area, numerous outbuildings and barns, including a potential farm shop with a substantial walk-in fridge (negotiable). There is also a substantial preparation room/storage over 34' in length with a sink. It comprises an industrial kitchen, separate store/office and a utility room with plumbing for a washing machine, understairs' storage and a WC with sink.

To the first floor of the outbuildings is an office area and excellent storage facilities.

The building plot is positioned within the current open barn (approximately 35ft x 32ft). Details plans are available on: <https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/> planning reference: 3/32/22/013.

A further workshop is approached via secure roller doors with additional access to borehole which provides certified drinking water.

LOCATION: The property is positioned less than a mile from the Somerset village of Stogursey, close to the Quantock Hills an Area of Outstanding Natural Beauty. Stogursey enjoys a parish church, primary school, village shop, castle and a public house. Nearby Nether Stowey is a friendly Quantock Village and has general stores, post office, butcher, pubs, a restaurant, vet, library, GP practice and St Mary's Church with the church hall and village hall centrally located within the village and a thriving primary school.

The area offers opportunity for many rural activities including golf at Cannington 18-hole golf course and Enmore Park 18-hole Golf Club, fly fishing at Hawkridge Reservoir and sailing at Durleigh Reservoir, also many beautiful walks on the Quantock Hills itself. Bridgwater is 9 miles away and Taunton 10 miles, both offering higher educational facilities, leisure and retail amenities. Main line links are available via Bridgwater and Taunton railway stations. Access to the M5 motorway can be gained via junction 23 and 24 at Bridgwater or 25 at Taunton.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Services: Water bore, mains electricity, biodigester treatment system for drainage.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: A

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 79Mbps download and 19Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data like with O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in June 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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