



Building Plot

Martock Road, Langport, TA10 9JS

George James PROPERTIES

EST. 2014

Building Plot

Martock Road, Langport, TA10 9JS

Guide Price - £345,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Set in this stunning position on the edge of Long Sutton and adjacent to the golf course. The plot enjoys fabulous and unique views across the golf fairways and countryside beyond. This large single building plot has full planning permission for an impressive individual three storey dwelling of approximately 4800sqft. The proposed accommodation would include five reception rooms, five bedrooms and four bathrooms, there would also be a self contained one bedroom annexe. Please note that the golf green adjacent to the plot shown on the photograph is no longer in use.

The plot is shown on the plan outlined in red, the area outlined in blue is available by separate negotiation.

Services

We understand that there is mains water and drainage available to the site. Any interested parties should make their own enquiries with relevant authorities. Electricity connection will be required, a National Grid quote is available.

Planning

Full planning details can be found on the Somerset Council planning portal under reference number 24/00816/FUL The application was approved on 21st February 2024.

Link to Planning Application

<https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Architect

Paul Day Architectural Designs Ltd - 01935 826805





PROPOSED EAST (REAR) ELEVATION



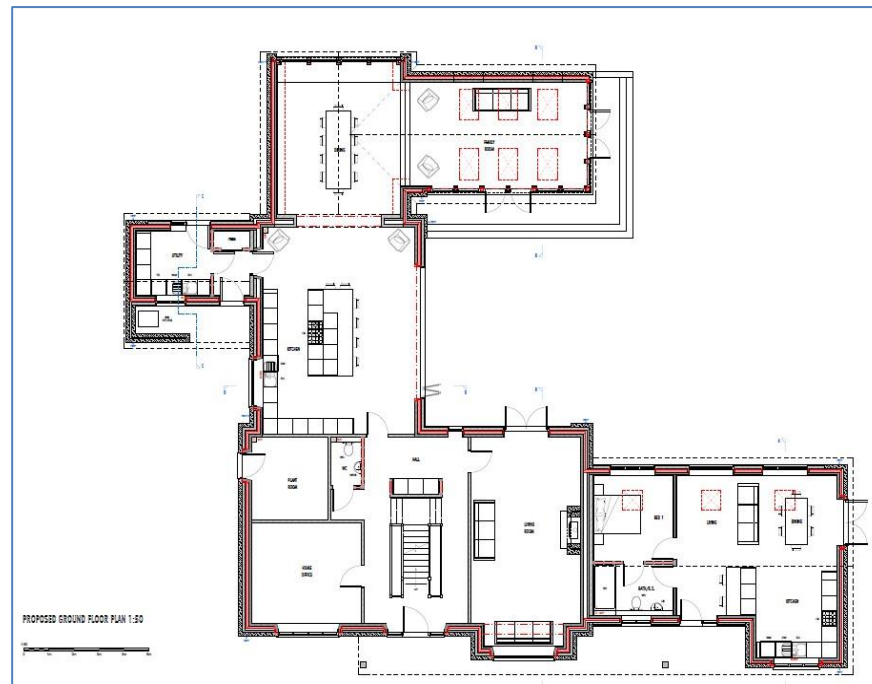
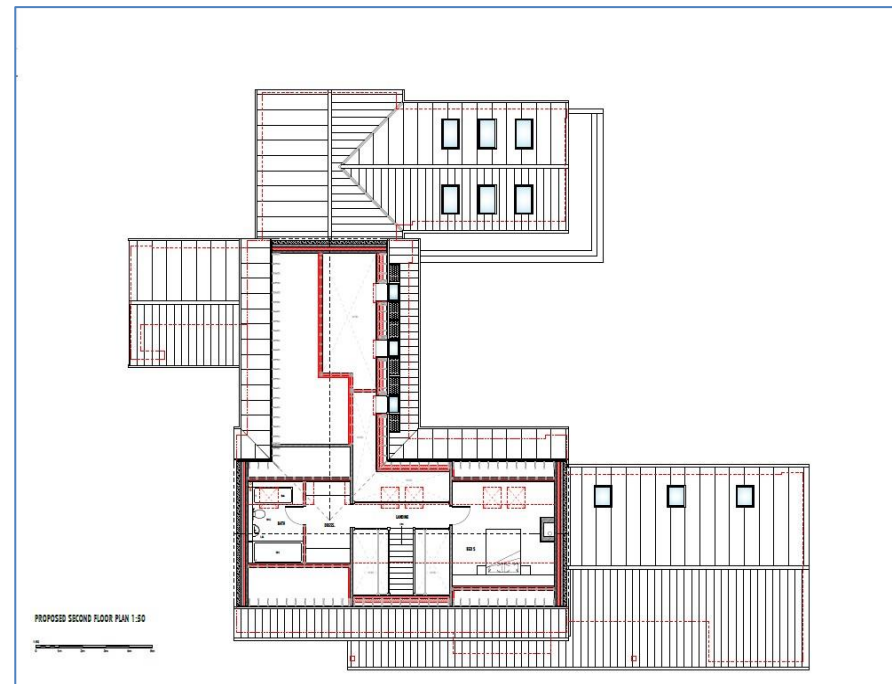
PROPOSED WEST (FRONT) ELEVATION



PROPOSED NORTH (SIDE) ELEVATION



PROPOSED SOUTH (SIDE) ELEVATION



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.