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**GENERAL REMARKS AND STIPULATIONS:**  
**Tenure:** Freehold  
**Services:** Enter Text Here  
**Local Authority:**  
**Property Location:** Enter Text Here  
**Council Tax Band:** Exempt  
**Broadband Availability:** Enter Text Here  
**Mobile Phone Coverage:** Enter Text Here  
**Flood Risk:** Enter Text Here  
**Agents Note:** Enter Text Here



Blagdon Hill Garage

TA3 7SG

£700,000 Freehold

0 0 0 EPC

Wilkie May & Tuckwood

### Description

- Outline planning for up to five dwellings
- Village location within Blagdon Hill settlement boundary
- Brownfield redevelopment opportunity (former garage site)
- Indicative layout for five detached homes
- Existing access to be upgraded to current standards

This residential development opportunity occupies the former Blagdon Hill garage in the centre of Blagdon Hill 4.5 miles south of the County town of Taunton. The whole site extends to approximately 1.34 acres and outline planning permission has been granted for the construction of five residential dwellings within this highly favoured residential community at the foot of the Blackdown Hills.



Somerset Council granted outline planning permission (Reference 30/25/0014) dated 26 November 2025. The consent is for the demolition of an existing motor showroom and workshop and the construction of five dwellings. The proposed drawings show two four-bedroom, two storey detached homes with single garages accommodation in the region of 172 sq metres (1851 sq ft) to the front of the site, with three further three bedroom chalet style homes behind 105 sq meters (1130 sq ft) Two of the properties have single garages and the third will benefit from a double garage.

Buyers are recommended to make their own

enquiries of the relevant service providers. However, the seller has confirmed that mains electricity, water, and foul water drainage connections are available nearby.

Agents Note:

We understand the CIL liability will be calculated at the reserved matters stage. The rate will be £125/sqm index linked.