



Building Plot, The Gardens

Frog Lane, Langport, TA10 0NE

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £250,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A rare opportunity to purchase a large single building plot with full planning permission for a single, detached two storey dwelling offering almost 3000 sqft of living space. Plans have been approved for a beautifully designed, highly energy efficient home. The property offers ample space for modern family living set within a generous plot situated along Frog Lane on the south western outskirts of Langport. The plot totals in excess of a quarter of an acre. Approximately 60m (180ft) x 20m (66ft).

Planning and Local Authority

Somerset Council. All planning documents are available to view on the South Somerset Planning site www.southsomerset.gov.uk
Planning reference 22/00135/REM

Services

Purchasers will be required to make their own enquiries regarding services.

Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco's supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

Access

Access to the plot from Frog Lane.

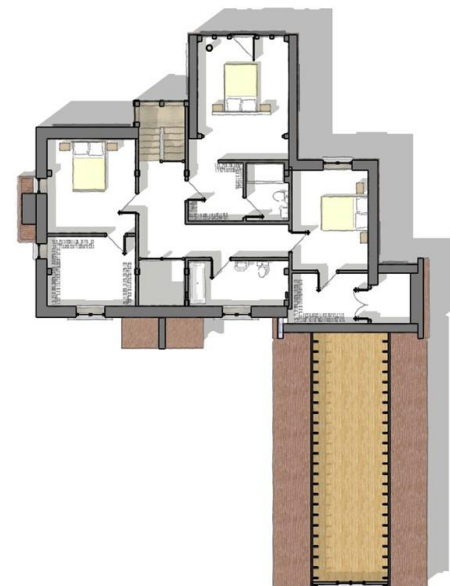
Viewings

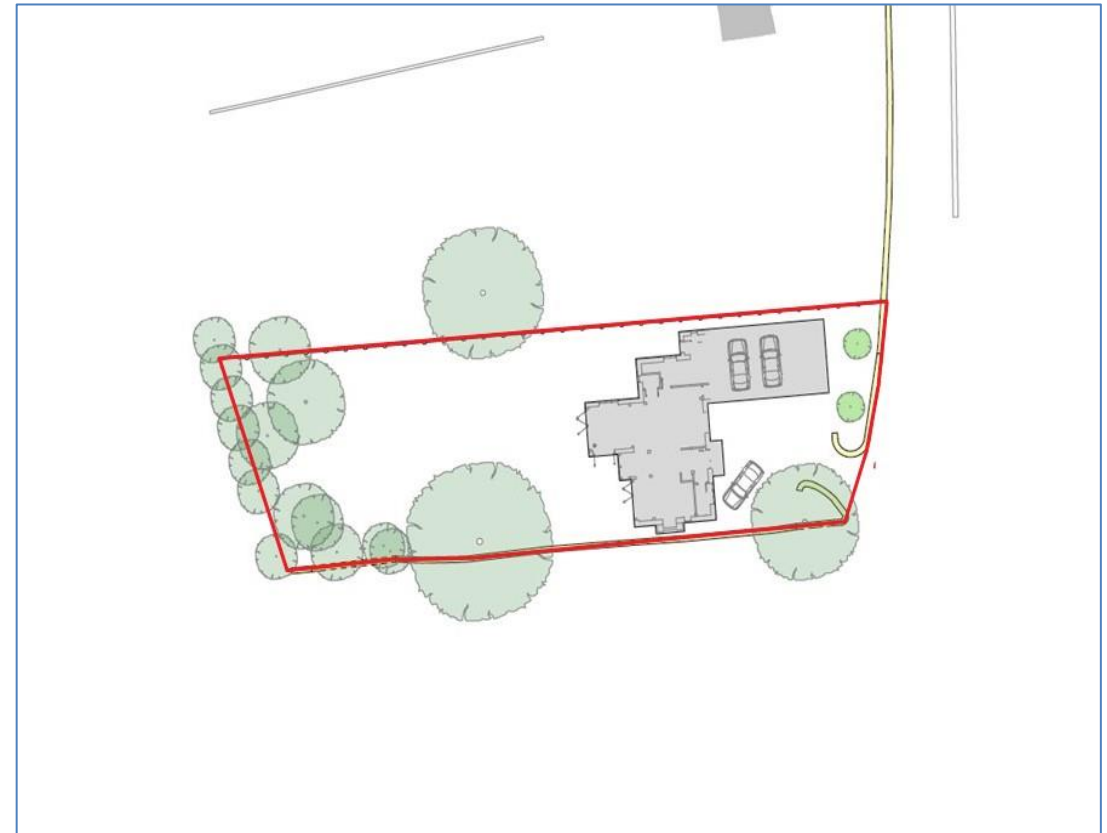
By appointment with GeorgeJames Properties.

What3Words

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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.