



Development Site adjoining Old School Lane

Catcott, Somerset

Carter Jonas

**Development Site adjoining
Old School Lane
Catcott
Bridgwater
Somerset
TA7 9HD**

**A development site
with outline planning
permission for up to four
detached dwellings.**

The Development Site adjoining Old School Lane comprises a level parcel of land within the village of Catcott with the benefit of outline planning permission which was granted by Sedgemoor District Council under planning application reference 14/21/00014 in January 2023.

In all extending to about 0.67 of an acre.

For sale by private treaty as a whole.

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Location

The property is located in the Polden Hills village of Catcott, which offers a primary school, church and two public houses. The nearby town of Street (about 6 miles to the east) offers a wider range of facilities including Clarks Village, Millfield School, and supermarkets. Bridgwater is about 8 miles to the west, whilst the Somerset County Town of Taunton is about 20 miles to the south.

Method of Sale

The property is offered for sale by private treaty with a guide price of £600,000.

Tenure & Possession

The freehold of the land is offered for sale with the benefit of vacant possession upon completion.

Planning

Outline planning permission was granted by Sedgemoor District Council under planning application reference 14/21/00014 in January 2023 for the erection of up to four dwellings on the site.

Full planning permission and listed building consent was granted by Sedgemoor District Council under planning application reference

14/22/00015 for the conversion of the barn at 25 Manor Road (the vendor's property to the north) with new access off Old School Lane. This access will also service the development site.

Services

Mains water runs in Manor Road, to the north of the site. Mains drainage runs in Old School Lane, to the east of the site. Potential purchasers will need to make their own enquiries in relation to a new mains electricity connection to service the site.



Wayleaves, Easements & Rights of Way

The site will be sold subject to a reserved right of way in favour of 25 Manor Road and the barn for conversion. The purchaser will be required to construct a new access to the site, and 25 Manor Road/the barn for conversion, in accordance with the plans for the new access set out within planning application reference 14/22/00015. Rights for service connections over the vendor's land to the north will be granted as required.

Health & Safety

Potential purchasers should take particular care when inspecting the site, being mindful of potentially uneven, slippery, and steep surfaces, as well as tree stumps and roots which may be present, but overgrown at the time of inspection.

Local Authority

Somerset Council (Sedgemoor District)
www.somerset.gov.uk

Viewings

Viewings are by appointment with the agents.

Directions

The site can be accessed from Old School Lane, off Manor Road, in the village of Catcott.



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