

# DEVELOPMENT SITE FOR 10 HOUSES STATION GREEN, BISHOPS LYDEARD, TA4 3DL



- Detailed planning permission (Ref.06/18/0017)
- Relatively level serviced site of approx. 0.34 ha (0.84 acres)
- Offers invited in the region of £500,000

*View across the site looking east*

## THE SITE – TA4 3DL

On the instructions of Taylor Wimpey, KLP are delighted to be able to bring to the market this development opportunity with full detailed planning permission for 10 houses. It is an opportunity to acquire a parcel of undeveloped land on part of the recently developed “Station Green” estate in Bishops Lydeard. This part of the site was allocated for employment use with the original planning permission (Ref.06/07/0028). Following extensive marketing, no purchasers were forthcoming for this use and a detailed planning application for 10 houses was submitted, consent for which has recently been granted.

The site is relatively level and extends to approximately 0.34 hectares (0.84 acres). The main estate roads have already been constructed and finished and we are informed that all mains services are readily available for this site.

## BISHOPS LYDEARD

This favoured village in the Quantock Foothills offers a good range of amenities to include shops, fine parish church, doctors' surgery, library, inns, post office, primary school and garage. The Quantock Hills are designated an Area of Outstanding Natural Beauty and provide miles of footpaths and bridleways. The historic West Somerset Railway is also a feature of the village with Steam Trains which run from Bishops Lydeard to Minehead, making their way through the AONB that is the Quantock Hills and along the Bristol Channel coast.

Taunton, the county town, lies approximately 5 miles away to the south east and offers a comprehensive range of recreational, scholastic and shopping facilities. It also boasts a main line railway station with fast commuter trains to London Paddington along with good links to the M5 motorway.

## METHOD OF SALE

Unconditional offers in the region of £500,000 are invited for the site. Please note that VAT will be chargeable on the sale.

## VIEWING

At any reasonable time.

## PLANNING

Taunton Deane Borough Council recommended to grant full detailed planning permission (Ref.06/18/0017) for the erection of 10 dwellings with associated landscaping, open space and drainage infrastructure on land at Station Farm, Station Road, Bishops Lydeard on 6<sup>th</sup> February 2019. This is subject to an appropriate legal agreement to secure two, 2 bedroom dwellings as discounted open market dwellings at 75% open market value, and the provision and maintenance of public open space for children's play.

A full planning and technical pack is available from the vendor's sole agents upon request.

## SERVICES

Basic services enquiries have been made, however, interested parties should make and rely upon their own enquiries of the relevant services providers.

**Taylor  
Wimpey**

On the Instructions of Taylor Wimpey

## CONTACT

**KLP**  
**KITCHENER**  
LAND AND PLANNING

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**Ref: 438/PT**

House Type	Type	Actual	Space	Garage	Beds	Sq ft (GIA)	Sqm (GIA)	Total Sqft
Open Market Dwellings	NA20 (AA21)	3	2	0	2	771	71.63	2,313
	NA32 (PA34)	4	2	0	3	975	90.58	3,900
	NA45 (PA49)	1	2	0	4	1564	145.30	1,564
	NT40 (PT41)	1	2	0	4	1243	115.48	1,243
	NT41 (PT42)	1	2	0	4	1243	115.48	1,243
<b>Totals</b>		<b>10</b>						<b>10,263</b>

Proposed Site Layout Plan (not to scale)





STREET SCENE 1



STREET SCENE 2

Proposed Street Scene Plans (not to scale)



West Somerset Railway Station to the east of the site



View of the site looking north west