

DEVELOPMENT SITE FOR 5 DWELLINGS

BUTTERWELL FARM, PITNEY, LANGPORT, TA10 9AG



- Detailed Planning Permission & Listed Building Consent
- Planning Ref. 17/01176/FUL & 17/01177/LBC
- Approx. 0.50 hectares (1.25 acres)
- Offers in the Region of £610,000

View across the cleared site looking south east

George James
PROPERTIES

KLP
KITCHENER
LAND AND PLANNING

THE SITE – TA10 9AG

This is an excellent opportunity to acquire a development project with full detailed Planning Permission and Listed Building consent for development of 5 dwellings. The approved plans are for 2 large detached new build houses, 1 large detached part conversion, part new build house and 2 semi-detached, single storey smaller dwellings which are mainly conversion with an element of new build extension.

The former barns that were due to be demolished under the planning permission have already been demolished and the site cleared ready for development to commence.

The approximate internal floor areas for the proposed dwellings are as follows:

Plot 1 – GF 150 sqm, FF 94.5 sqm, Total 244.5 sqm (2,632 sqft)

Plot 2 – 51.30 sqm (552 sqft)

Plot 3 – 66.10 sqm (712 sqft)

Plot 4 – GF 142.6 sqm FF 108 sqm, Total 250.60 sqm (2,698 sqft)

Plot 5 – GF 142.6 sqm FF 108 sqm, Total 250.60 sqm (2,698 sqft)

PITNEY

The South Somerset village of Pitney is conveniently located just to the north of the B3153, between Langport (c. 2.5 miles to the west) and Somerton (c. 3 miles to the east). The village has a Church, a Village Hall, Farm Shop and a Public House (Halfway House).

SERVICES

Interested parties should make and rely upon their own enquiries of the relevant services providers.

PLANNING

South Somerset District Council granted full detailed planning permission (Ref.17/01176/FUL) and Listed Building Consent (Ref.17/01177/LBC) for re-development of farm to include alterations to the farmhouse, erection of 2 new build dwellings and alterations, extensions and conversion of barns to form 3 further dwellings. At Butterwell Farm, Lower Pitney Road, Pitney, Langport, Somerset, TA10 9AG on 25th April 2018.

Copies of the planning permission, listed building consent and approved plans are held on file by the agents or can be downloaded from South Somerset District Council's website.

METHOD OF SALE

Offers are invited in the region of £610,000 for this freehold property.

VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact the joint sole agents George James Properties Somerton office on 01458 274153 to arrange a viewing.

CONTACT – JOINT SOLE AGENTS



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
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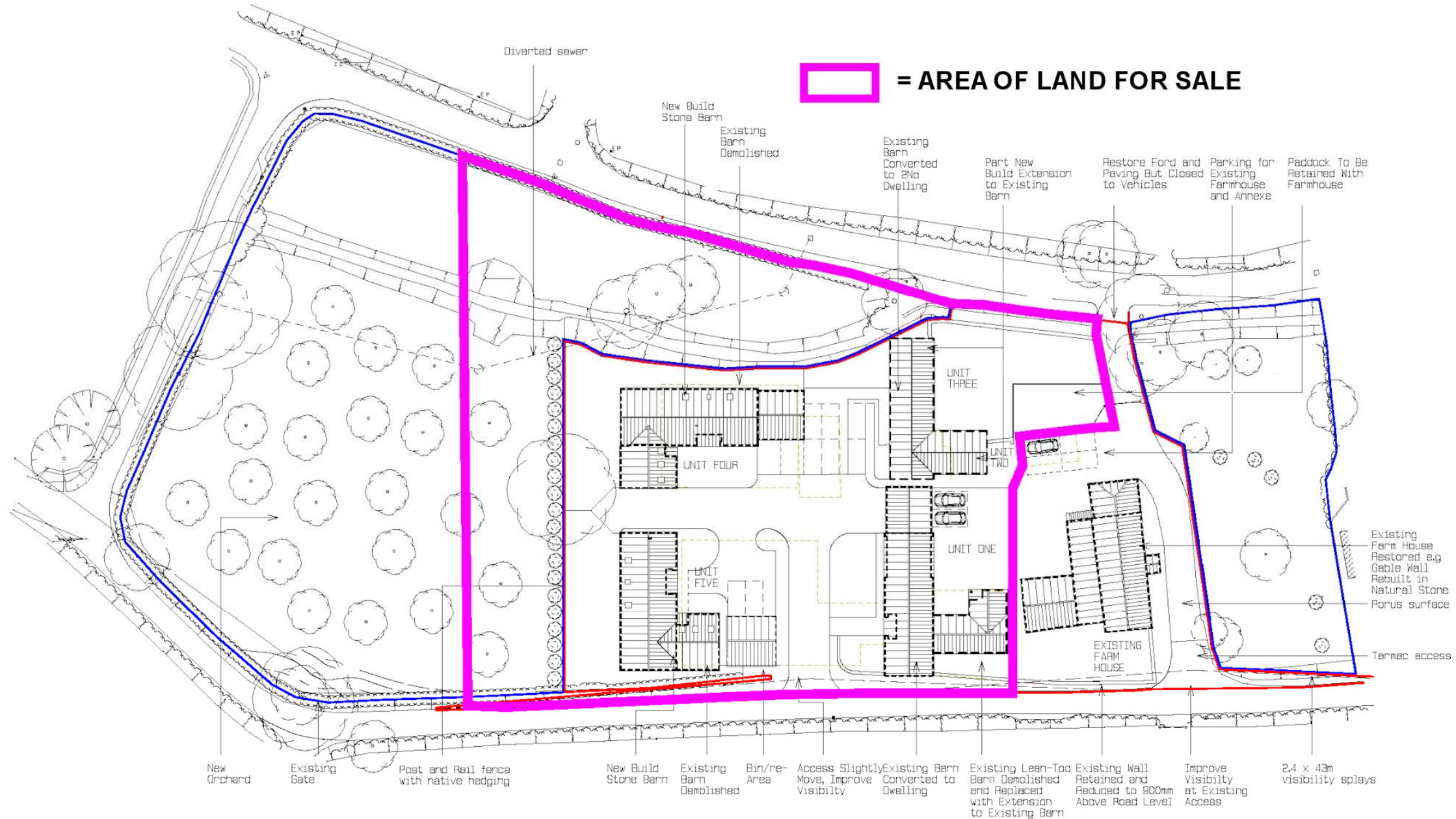
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Proposed Site Layout Plan (not to scale)

[Magenta Outline] = AREA OF LAND FOR SALE



Proposed Ground Floor Plans (not to scale)



Proposed First Floor Plans (not to scale)





View across the site from unit one looking west