

SINGLE BUILDING PLOT FOR DETACHED DWELLING WEST BUCKLAND SOMERSET TA21 9JR

- Outline Planning Permission (Ref.46/19/0006)
- Village fringe, sought after location
- Offers Invited in the region of £120,000

view across the plot facing east

THE PLOT – TA21 9JR

A great opportunity to acquire a level greenfield building plot situated on the fringe of the sought after village of West Buckland located south east of and approximately 2km from Wellington. The plot which is roughly square in shape comprises part of the garden of Fairway. There are a number of established trees and shrubs within the plot and along the mature boundaries to the north, east and south. The boundary with Fairway has been set out by stakes on the ground, the owners will erect a wooden boundary fence within six weeks of completion.

The plot extends according to our clients survey, to approximately 0.0482 hectares/0.1191 acres. The approximate area for sale is shown by a yellow boundary marked onto the Site Location plan below.

The plot benefits from outline planning permission for a dwelling and whilst the Site Layout Plan (see below) submitted with the application and referred to in the permission shows what looks like a chalet bungalow, prospective should note that under the planning permission, all matters are reserved. Prospective purchasers should also note that our clients expectation would be for the property to be in the style of those adjacent in Orchard Gardens, ie a bungalow or chalet bungalow, and they will reserve the right to approve the proposed dwelling, their approval however would not be unreasonably withheld.

Prospective purchasers should note that Orchard Gardens is a private road, each property using the road pays an annual contribution into a maintenance fund, currently £45.

WEST BUCKLAND

The popular West Somerset village of West Buckland offers a range of services and amenities including a primary school, village hall, playing field and shop. Notably the Church of St Marys stands atop a knoll overlooking the Vale and is visible for miles around. The village benefits from a modest bus service comprising a combination of scheduled journeys and Demand Responsive Transport (DRT) services both at peak times for travel to/from Taunton and off peak times for travel to/from Taunton and Wellington. Persons need to register for the DRT service. West Buckland is just off Junction 26 of the M5 and within easy reach of Bristol and Exeter. Taunton is the nearest railway station some 5 miles to the east via the A38.

PLANNING & TECHNICAL INFORMATION

Somerset West and Taunton Council granted Outline Planning Permission with all matters reserved under application 46/19/0006 dated 23 May 2019 for the erection of a dwelling in the garden to the side of Fairway, Orchard Gardens, West Buckland.

We are advised that the electric power supply to Fairway runs underground from the pole on the NE corner, through the plot alongside the northern boundary, to Fairway.

A planning and technical information is available on request.

S106 AND CIL (COMMUNITY INFRASTRUCTURE LEVY)

We are not aware that any contributions are required under S106 of the Town & Country Planning Act 1990.

CIL is applicable to this development, self builders are able to apply for exemption from CIL charges, please see Somerset West and Taunton website for further information in regard to CIL.

METHOD OF SALE

Offers for the freehold are invited in the region of £120,000

VIEWING

Strictly by appointment, please contact KLP on 01392 879300

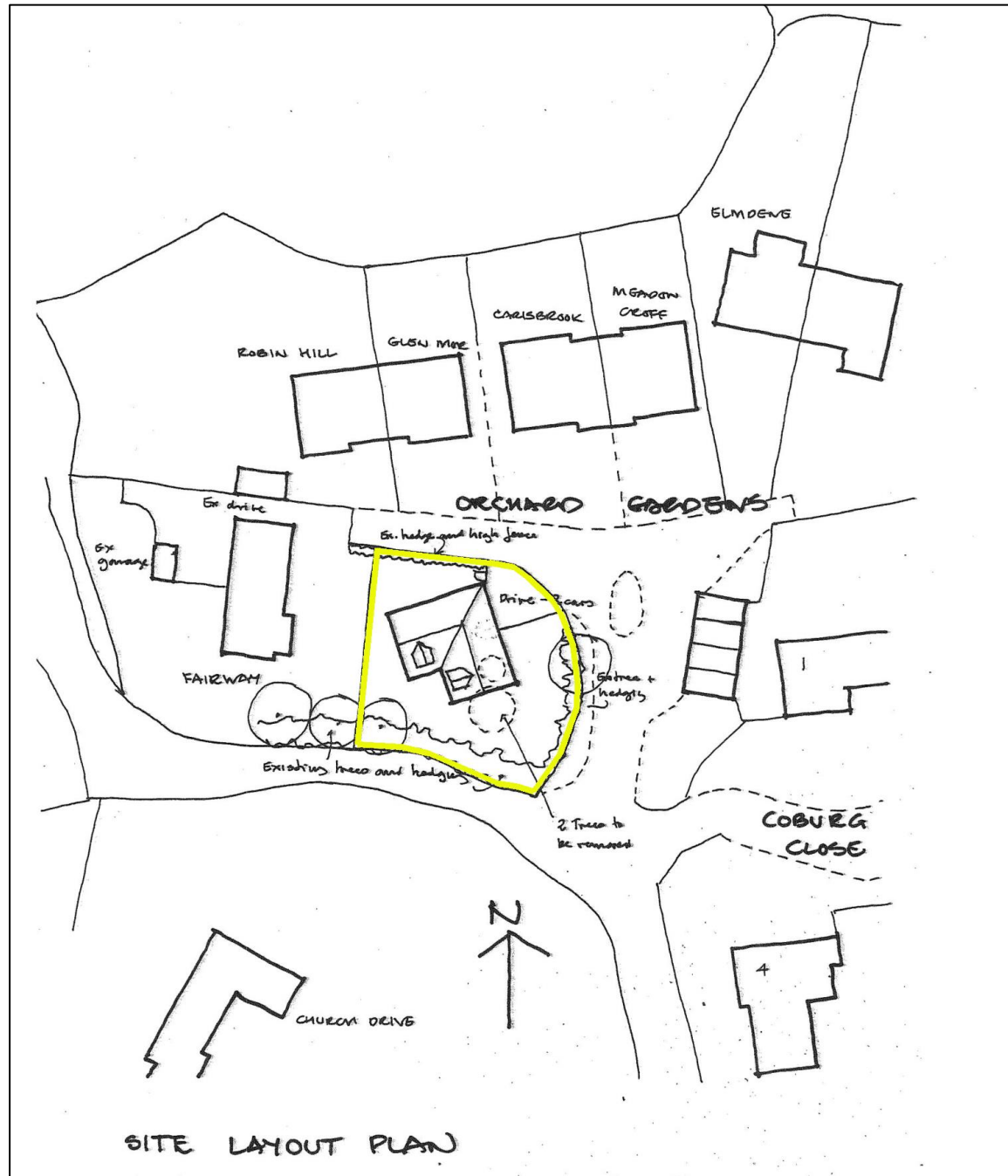
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Ref: 562/DH

Site Layout Plan – Not to Scale – Yellow line denotes approximate boundary
Re: Outline Planning Permission 46/19/0006





view along southern boundary



view of proposed access and along northern boundary



view along eastern boundary