



Residential Development Site at Queenswood Farm

Bridgwater, Somerset

**Carter Jonas**

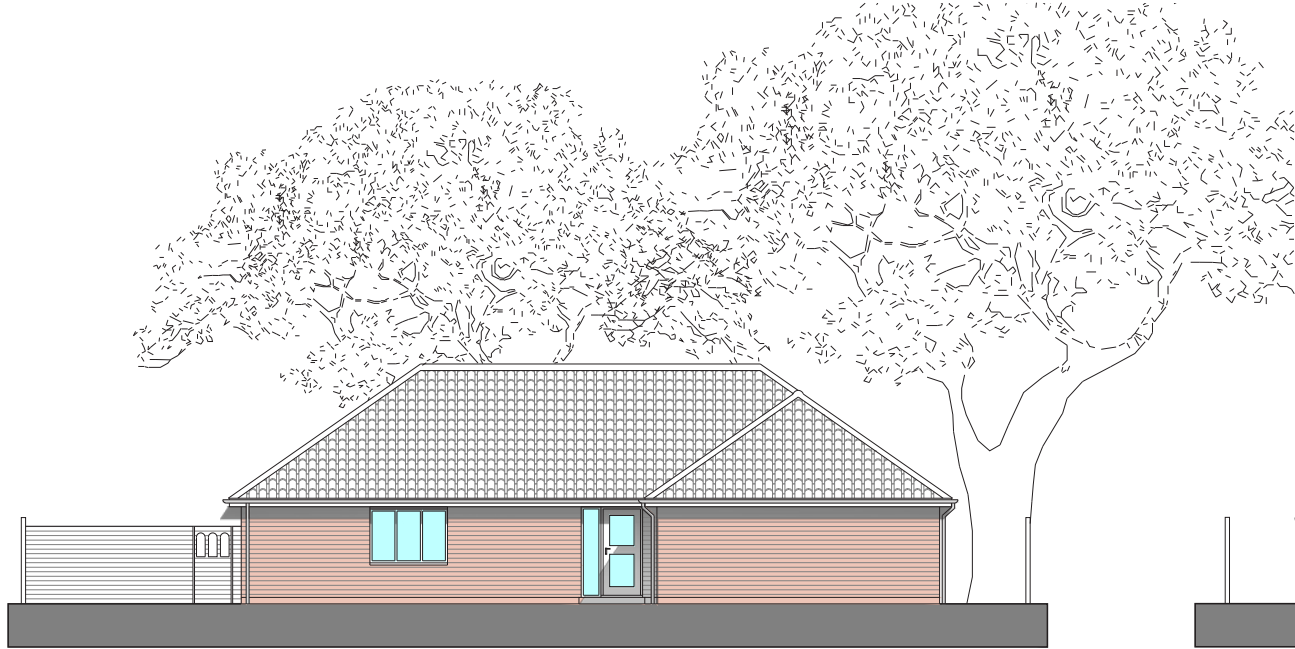


Residential Development  
Site at Queenswood Farm  
Broadlands Lane  
Durleigh  
Bridgwater  
Somerset  
TA5 2AR

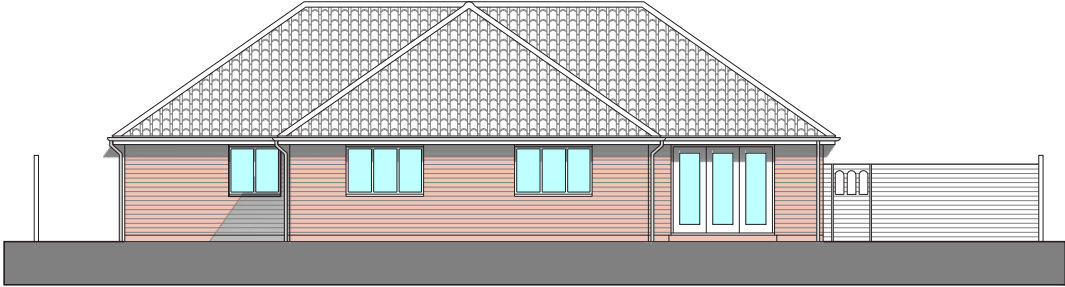
A residential development site  
on the edge of Bridgwater with  
planning permission for a  
substantial detached bungalow.

For sale by private treaty.

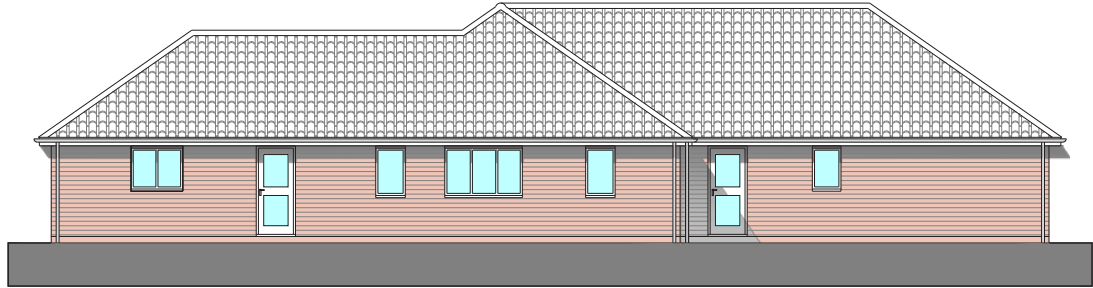
Carter Jonas



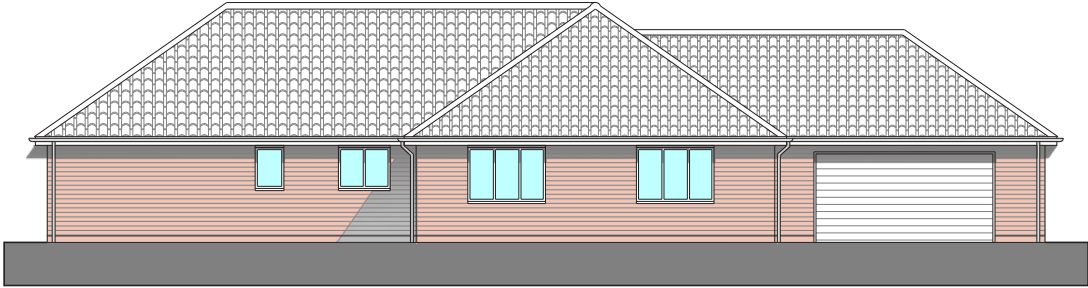
SOUTH ELEVATION



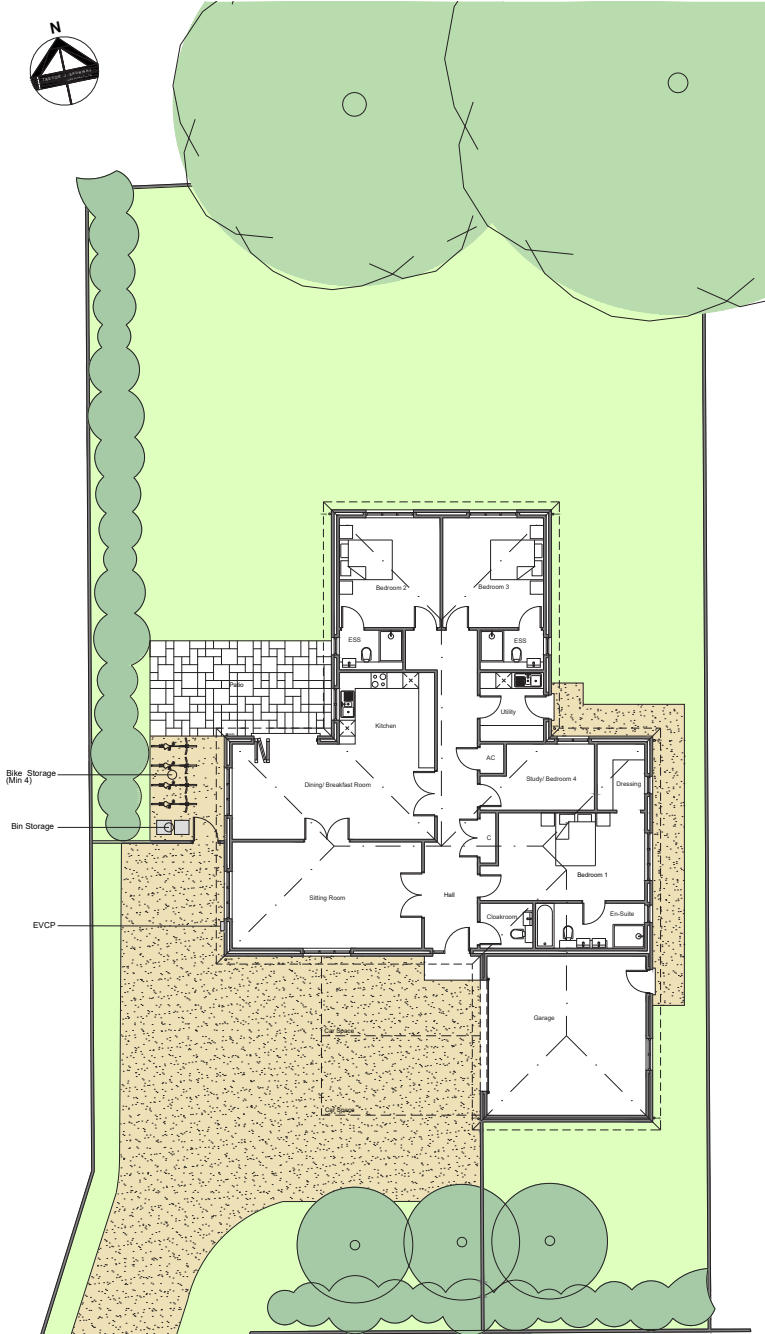
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



FLOOR PLAN

Location

The site is located on the western side of Bridgwater close to Durleigh and the Quantock Hills National Landscape.

The Property

The property comprises a level development site on the edge of Bridgwater. Permission has been granted for the construction of a substantial detached four-bedroom bungalow with adjoining double garage with proposed floor areas as set out below.

Gross Internal Area (Dwelling only)  
182sqm/1,958sqft.

Gross Internal Area (including Garage)  
220sqm/2,367sqft.

Gross External Footprint (Dwelling only)  
204sqm/2,095sqft.

Gross External Footprint (including Garage)  
245sqm/2,636sqft.

Access will be via a right of way over the existing entrance drive to Queenswood Farm.

## Method of Sale

The property is offered for sale by private treaty with a guide price of £195,000.

## Tenure & Possession

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

## Planning

Planning permission was granted by Somerset Council under planning application reference 23/23/00010 on 12th June 2024.

The purchaser will be liable to pay the Community Infrastructure Levy (CIL) due on the site. CIL exemptions are available for self-build purchasers.

## Services

Potential purchasers should make their own enquiries in relation to service connections for the site. Mains services appear to be available in the vicinity of the site.

## Health & Safety

Potential purchasers should take particular care when inspecting the site, being mindful of potentially uneven and slippery ground, as well as vehicular movements on and around the site at the time of inspection.

## Local Authority

Somerset Council  
[www. Somerset.gov.uk](http://www.Somerset.gov.uk)

## Viewings

Viewings are by appointment with the agents, Carter Jonas, on 01823 428590.

## Directions

Heading from Junction 24 of the M5, take the third exit onto the A38, and follow this road for about one mile. At the four-way traffic lights, turn left onto Broadway, and then turn left again at the next set of four-way traffic lights, onto West Street. Follow Spaxton road for about one and half miles. Shortly after passing Enmore Road on the left, turn right onto Broadlands Lane. Follow the driveway until you reach the site, which is located to the east of Queenswood Farm.



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## Taunton

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## Important Information

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