



Residential Development Site at Queenswood Farm

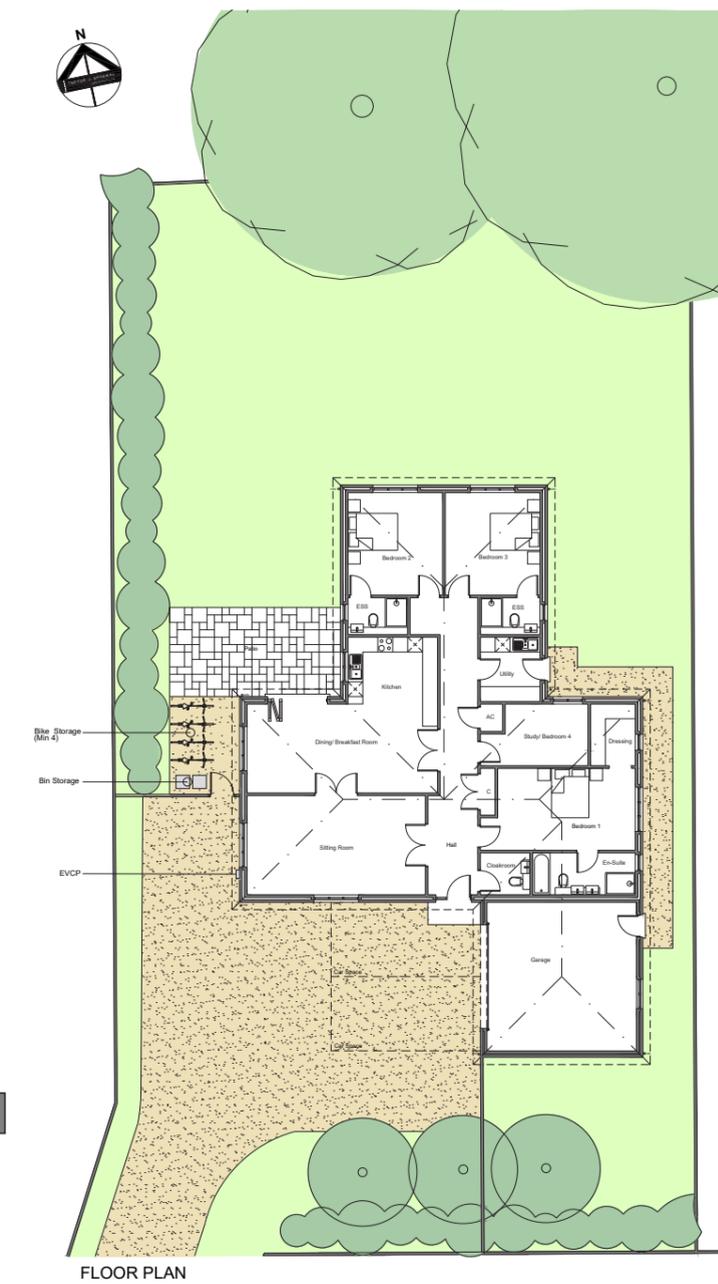
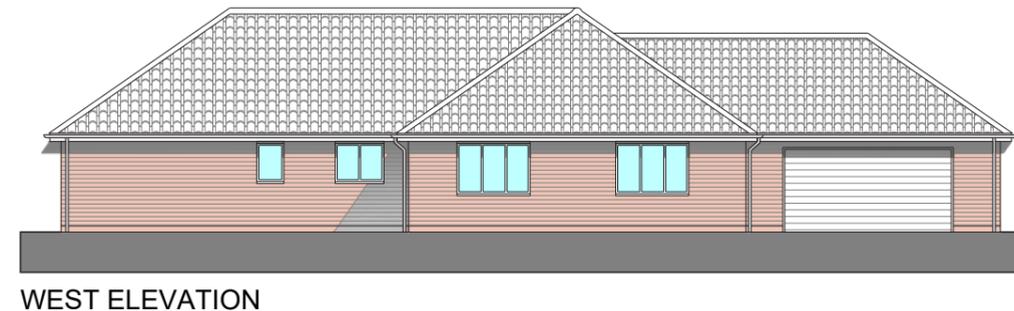
Bridgwater, Somerset

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.



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

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.



/// outbound.exhale.curable



Taunton

01823 428 593 | jack.mitchell@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE