



Churches View

Spaxton, Somerset

Carter Jonas

Churches View
Charlynch Road
Spaxton
Bridgwater
Somerset
TA5 1BJ

Churches View offers a rare opportunity to acquire a serviced building plot with far-reaching views towards the Quantock Hills. Planning permission has been granted for an attractive detached three-bedroom home, completed to damp-proof course level offering purchasers the opportunity to build their own home or for developers to complete the build without major planning, groundworks or utility works.

For sale by private treaty.

Carter Jonas



At a Glance

- Serviced building plot ready to continue construction
- Popular edge-of-village location
- Full planning permission granted
- Construction completed to damp-proof course level
- Building Control and warranty inspections approved
- CIL paid
- Proposed detached three-bedroom home (141.1 sq m)
- Far-reaching views towards the Quantock Hills

Location

The property occupies an attractive edge-of-village position on Charlynch Road, a short distance to the east of the popular village of Spaxton, with views towards both Spaxton and Charlynch churches. Spaxton enjoys a thriving community with a community shop and Post Office, primary school, parish church, village hall and public house. Bridgwater and Taunton provide a wider range of shopping, leisure and educational facilities, together with mainline rail services and convenient access to the M5 motorway.

Property

Permission has been granted for the erection of a three-bedroom dwelling with a total gross external floor area over two storeys of 141.1sqm. This is divided between 75.2sqm on the ground floor and 65.9sqm on the first floor, as set out on the plans below.

The property benefits from direct access from Charlynch Road in the south western corner. There is ample parking space, which offers potential for the erection of a car-port/garage if desired and subject to planning.

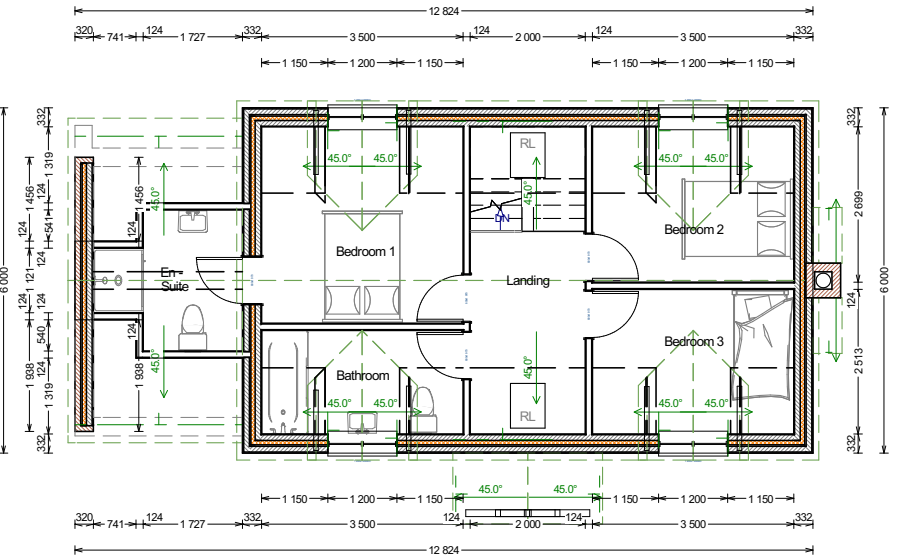
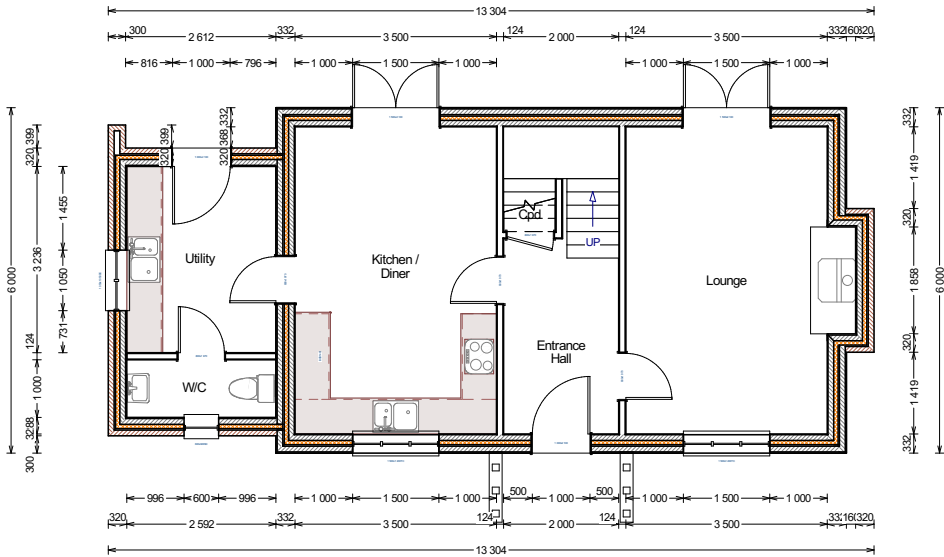




Charlynch Church

Proposed Floor Plan

Churches View
Charlynch Road
Spaxton
Bridgwater
Somerset
TA5 1BJ



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Proposed Site Plan

The property is offered for sale by private treaty with a guide price of £150,000.

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

Planning permission was granted for the demolition of the existing dwelling and garage, with the erection of new replacement dwelling in February 2024 under application reference 45/23/00021. The vendor has commenced the development and completed the footings and elevations to damp-proof course level. These have been signed off by Building Control and the new build warranty provider, ABC+. The Community Infrastructure Levy (CIL) has been paid in respect of the development.

Somerset Council (Sedgemoor)
www.somerset.gov.uk

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

The principal utility infrastructure has already been installed, significantly reducing the time and cost associated with servicing a new build. The vendor has funded the provision of mains water and electricity services to the site. A builders' electricity supply is already in place with ducting installed for a new three-phase electricity connection to the dwelling. The mains water connection is due to be completed following the planned road closure, with the service pipe already installed to the connection point. Foul drainage will connect to the existing mains sewer to the north of the property. The purchaser will contribute a proportionate share of the cost of the final sewer connection, which will also serve the vendor's retained property to the east. The property will be sold subject to and with the benefit of all necessary rights and easements for services.

Potential purchasers should take particular care when inspecting the property. The property comprises a residential development site and the neighbouring property is in the process of being completed. Potential purchasers should therefore be mindful of machinery which may be operating on site at the time of inspection, as well as potentially uneven ground surfaces, loose materials, etc. Potential purchasers should under no circumstances attempt to scale the scaffolding in place for the neighbouring build. Viewings are by appointment only.

Leave Taunton in a northerly direction heading towards Kingston St Mary. Proceed through this village and up onto the Quantock Hills. At the top of Buncombe Hill, turn right towards Bridgwater. Turn left just after the Travellers Rest public house and follow this road to a 'T' junction and turn right. Follow this road down into the village of Spaxton. Continue out of the village and, upon reaching the crossroads, turn left onto Charlynch Road, signed Charlynch and Cannington. Continue along Charlynch Road and the plot will be found after the last house on the left, with access via the gate. The postcode of the property is TA5 1BJ.





Taunton

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