

£175,000

*At a glance...*



4



2



2



EPC

TBC



COUNCIL  
TAX

TBC

**holland  
& odam**

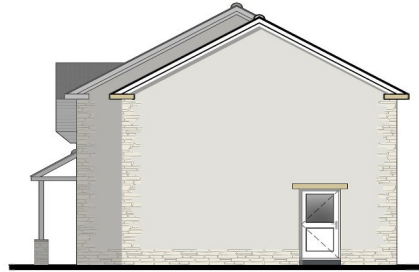
Building Plot  
Langport Road  
Somerton  
Somerset  
TA11 6RU

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)



## Directions

From Somerton Market Place, follow West Street to the mini roundabout and take the first exit onto Langport Road. Follow the road and the plot can be found on your left hand side, indicated by our for sale board.

## Services

Mains electricity, water and drainage are to be connected.  
Source of central heating determined by the purchaser.

## Local Authority

Somerset Council  
0300 1232224  
[someset.gov.uk](http://someset.gov.uk)

## Tenure

Freehold



## Location

Somerton is a picturesque, rural town in the heart of Somerset. There are a good level of amenities within this beautiful Market town including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town. Further amenities can be found on the outskirts of Somerton within Bancombe Business Park including garages, recycling centre and Edgar Hall which holds a number of events for the locals to enjoy. A more comprehensive range of amenities can be found in Yeovil (south) or the County town of Taunton (west). Somerton is well positioned for travel, close to the A303 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

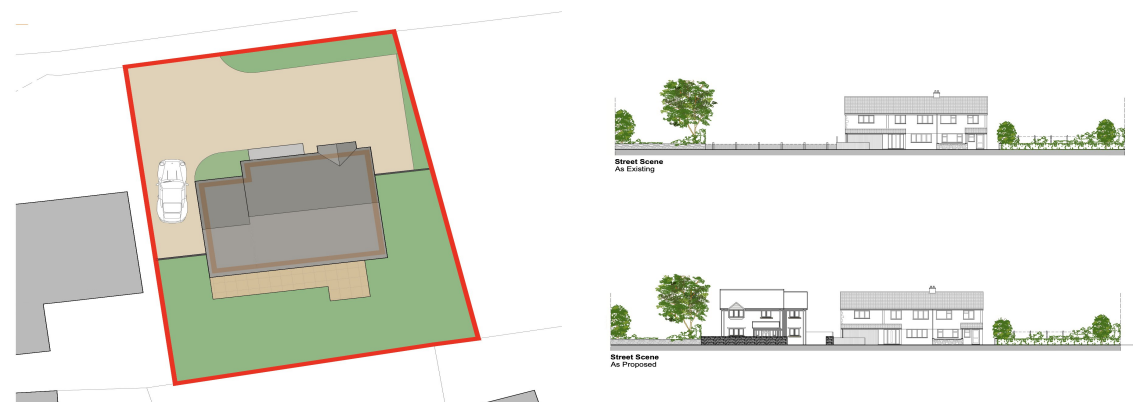
## Insight

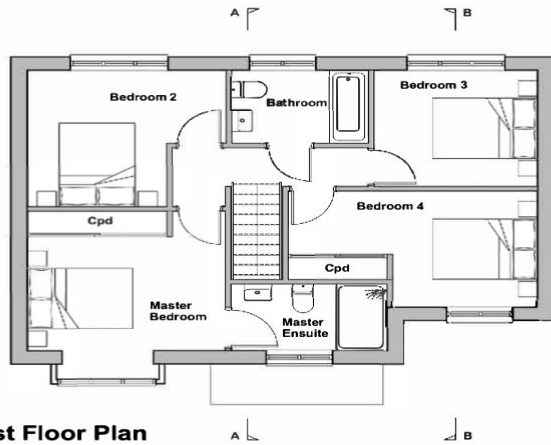
An increasingly rare to find single building plot opportunity to construct a generously proportioned detached new home to your specification and free of all usual significant preliminary costs of Community Infrastructure Levy and Phosphate Mitigation requirements. This is an 'oven ready' consented site, located in a superb position alongside the desirable Langport Road within walking distance of all town centre amenities.

- A fantastic single building plot opportunity to construct a generously proportioned new home to your specification, currently with plans approved for 1,206 sqft (112m<sup>2</sup>) detached dwelling
- Superb edge of town setting along the highly desirable Langport Road, within short level walk of all amenities
- Certificate of lawfulness to confirm that there is an extant planning permission for the construction of a dwelling (Planning Reference: 91/01994/FUL)
- With the current scheme approved, this consented site is free of any responsibility for Community Infrastructure Levy and Phosphate Mitigation requirements.
- A truly exceptional 'oven ready' opportunity to build your own home without many of the significant preliminary costs associated with most other building plots offered for sale.

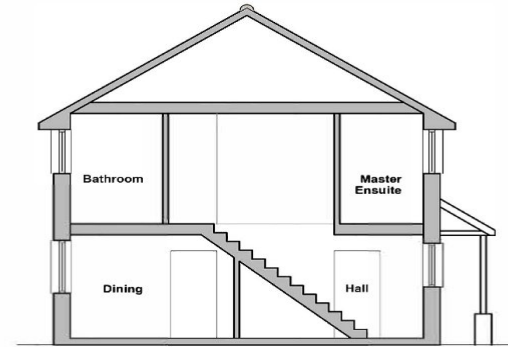


Location plan Site area approx 343m<sup>2</sup>



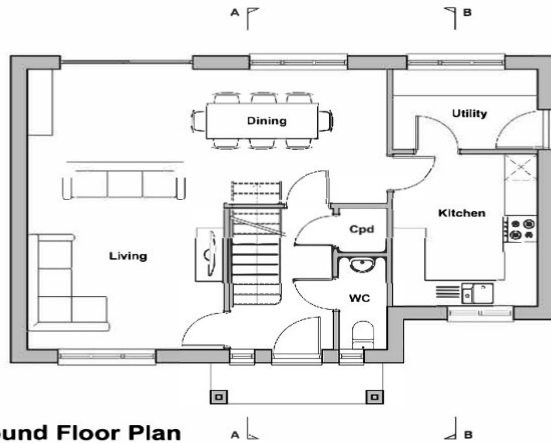


**First Floor Plan**  
GIA 56m<sup>2</sup>

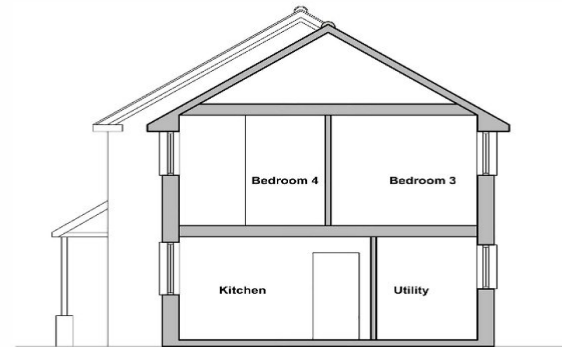


**Section A**

**Gross Internal Floor Area = 112m<sup>2</sup>**



**Ground Floor Plan**  
GIA 56m<sup>2</sup>



**Section B**

**DISCLAIMER**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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