

LAND ADJACENT TO 22 BURROUGH STREET



ASH, MARTOCK





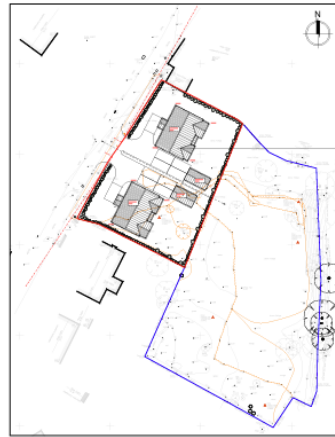
PROPOSED SITE PLAN 1:200



PROPOSED STREET SCENE 1:200



PROPOSED SITE SECTION 1:200



PROPOSED BLOCK PLAN 1:500



Development Opportunity adjacent to 22 Burrough Street, Ash, Martock, Somerset TA12 6NZ

An exciting opportunity to acquire a site with planning permission for two detached four bedroom properties sat within 0.97 acres or thereabouts. Phosphate and BNG contributions have been met.

For Sale by Private Treaty
Guide Price: £380,000

SITUATION

The land is situated on the edge of the popular village of Ash. The village is surrounded by open, unspoilt countryside and has a primary school, village hall, parish church and a traditional pub, The Bell. Neighbouring Martock has a wider range of shops and amenities.

The town of Yeovil is some 6 miles south east and the market town of Langport some 7 miles north west.

Local transport links are excellent with the A303 only a 1 mile away, mainline rail services with direct links to Waterloo and Exeter from Yeovil Junction and Exeter and Bristol Airports both within an hour's drive.

There are many excellent state and private schools in the area.

DESCRIPTION

The property comprises close to an acre of level land situated within the sought after village of Ash. with outline planning consent for the erection of two detached properties with detached garaging.

To the rear of the plots is a large area of land giving the ability to give additional land to each of the plots. The land is bound by a mixture of mature hedgerows and trees together with fencing in part. In total the land extends to 0.97 acres or thereabouts.





TOWN AND COUNTRY PLANNING

Outline planning permission has been obtained on the land with all matters reserved for the erection of two dwellings and formation of joint vehicular access. Planning Ref: 25/00463/OUT. Decision date - 19th June 2026. Further details available from the selling agent.

PHOSPHATE AND BIODIVERSITY NET GAIN (BNG) CONTRIBUTIONS

The vendors of the land will meet the required Phosphate and BNG contributions required for the site meaning there will be no contributions payable by the purchasers. Further details from the selling agents.

COMMUNITY INFRASTRUCTURE LEVY (CIL) CONTRIBUTION

We understand the site will be subject to CIL contributions at the reserved matters stage.

ACCESS

The planning permission has been granted on the basis of a new joint vehicular access being installed directly from Burrough Street.

SERVICES

We are not aware of any services to the property at present.

TENURE

The land is of freehold tenure with full vacant possession available upon completion of the purchase.

LOCAL AUTHORITY

The property is situated within the administrative authority of Somerset Council.

DESIGNATIONS

We are not aware of any designations on the land.

RIGHTS OF WAY, EASEMENTS

The land is sold as far as required by the vendor and will be conveyed subject to all rights of way, easements and way leaves of telegraphs poles, drains and wires, electric pylons and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

OUTGOINGS

We are not aware of any outgoing on the land.

FLOOD ZONE

According to information from the Environment Agency, parts of the subject property are designated as being at low risk of flooding from rivers or seas without defences, and designated as being at low risk of flooding from surface water.



METHOD OF SALE

The land is offered for sale by Private Treaty.

LOTTING

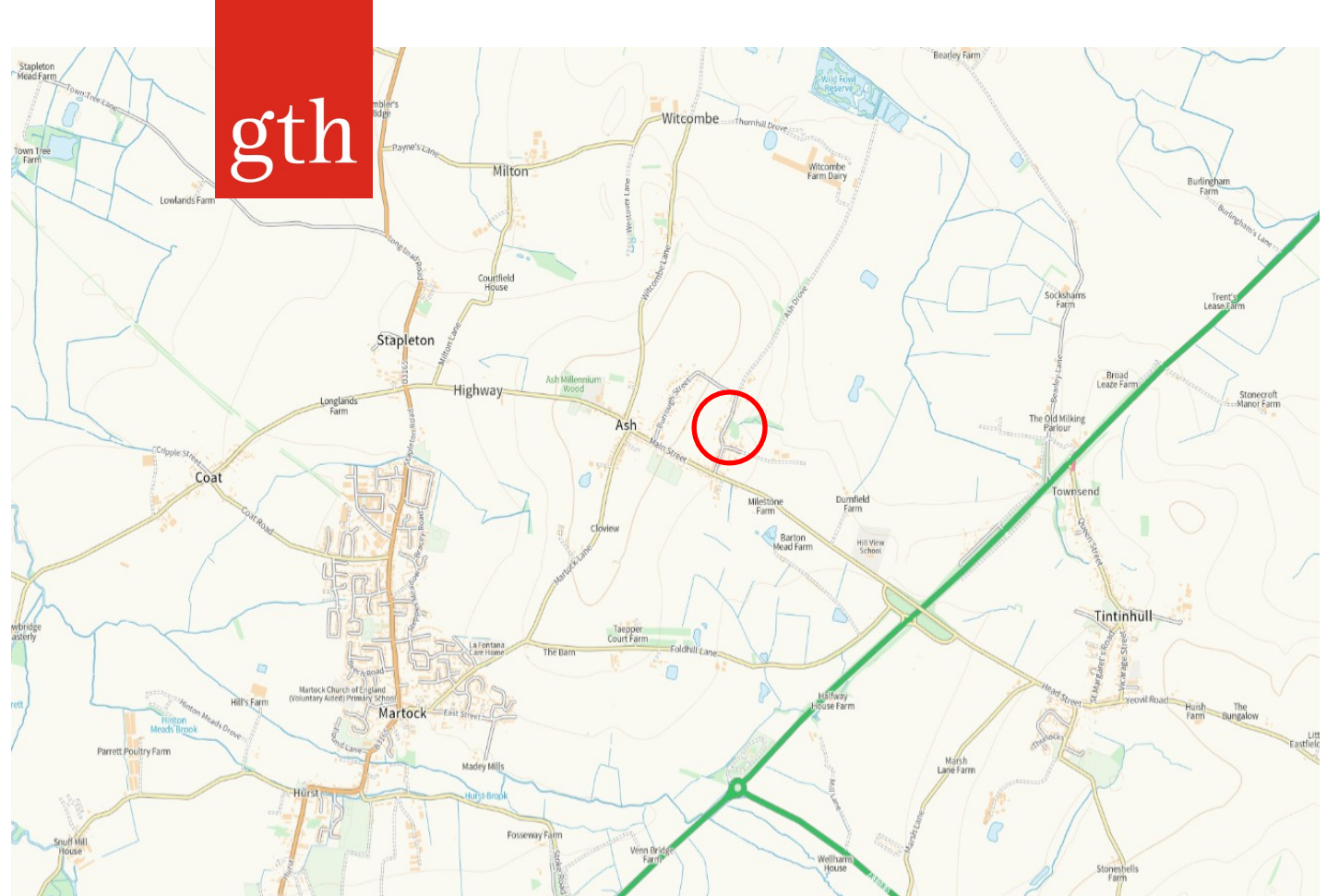
It is anticipated that the property will be offered as lotted, but the Vendor reserves the right to sell the property as a whole or in lots privately or to amalgamate, withdraw, sub-divide, alter, add to or amend any lot or any part prior to the sale. No responsibility can be accepted for any expenses incurred by intending purchasers inspecting properties which have been sold, let or withdrawn.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.



VIEWING

Unaccompanied viewings at any reasonable time with a set of particulars in hand.

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