

PROPOSED NORTH (FRONT) ELEVATION 1:100



PROPOSED SOUTH (REAR) ELEVATION 1:100



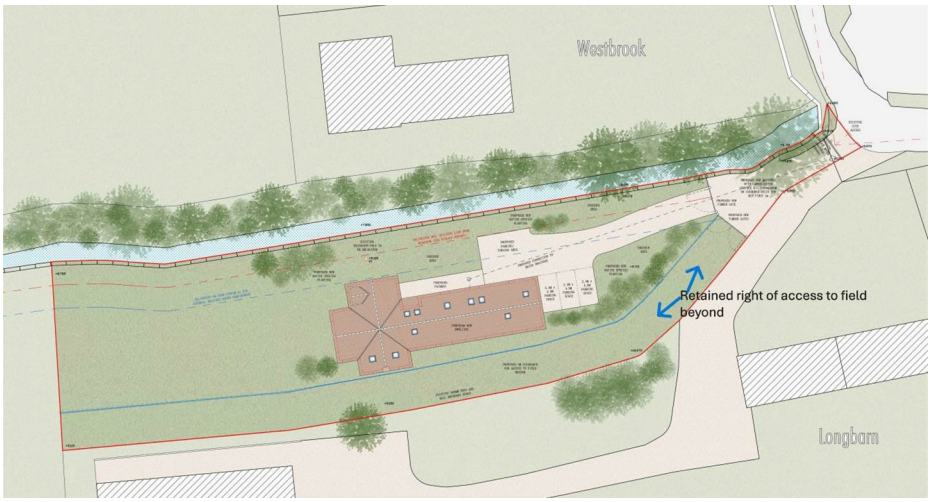
PROPOSED WEST (SIDE) ELEVATION 1:100

Land adjoining Longbarn

Land adjoining Longbarn, Longbarn, Pitney, Langport, TA10 9AS







Langport 2.5 miles, Taunton Town Centre 17 miles

Planning permission granted for a detached, chalet style, house situated on a wonderful plot backing onto open fields in the popular village of Pitney.

- Single residential development plot
- Impressive two storey dwelling
- Application number 26/00347/NMA
- Superb open plan kitchen/living/dining area
- Master suite with dressing and bathroom
- Further 5 bedrooms, one en-suite
- Home office, utility, further two bathrooms
- Integral double garage
- Wonderful plot surrounded by open fields
- Freehold

Guide Price £150,000

SITUATION

The property is located approximately four kilometres east of Langport and approximately eight kilometres of west of Somerton where commercial facilities are available. Pitney itself has a village hall, church and public house and bus services to the surrounding towns as well as Taunton and Yeovil.

DESCRIPTION

This impressive building plot has permission granted for the erection of a detached two storey property. The proposed new development offers a truly unique opportunity to construct an exceptional and individual one and a half storey dwelling with substantial and flexible living accommodation, double garage, parking situated on an extraordinary plot on the outskirts of the village of Pitney.

ACCOMMODATION

The proposed accommodation includes an entrance hallway with turning staircase to the first floor. A superb open plan living/kitchen/dining room with double doors opening out onto the garden. There is a home office, a separate utility room, two bedrooms, one with en-suite and a fitted bathroom suite.

On the first floor is a master suite with dressing room and bathroom, three further bedrooms and a bathroom.

OUTSIDE

The property stands in a generous plot with a gated entrance providing access to the property. There is a small watercourse and hedgerow bordering the site.

SERVICES

Mains water connected. Electricity and drainage not yet connected.

AGENT'S NOTE

There is a right of way to allow access to the field beyond along the existing track along the edge of the property from the entrance. A public footpath also runs along the southern boundary of the property along the same track.

The client's architects have informed us that the present foundations are only partially commensurate with the consented scheme; the parties decided during the process that they would look to construct a smaller house due to financial constraints. As a result, the foundations were reduced by circa 4.35m in length reducing the overall GIA of the house to 2,169 sq ft excluding the garage. Whilst the foundations have been signed off for Building Regulation purposes this reduction in size lacks planning approval. We understand that some alterations to the foundations would be required to make them suitable for the approved scheme.

DISCLAIMER

Any measurements referred to within the accompanying planning/drawings should be independently verified by the buyer.

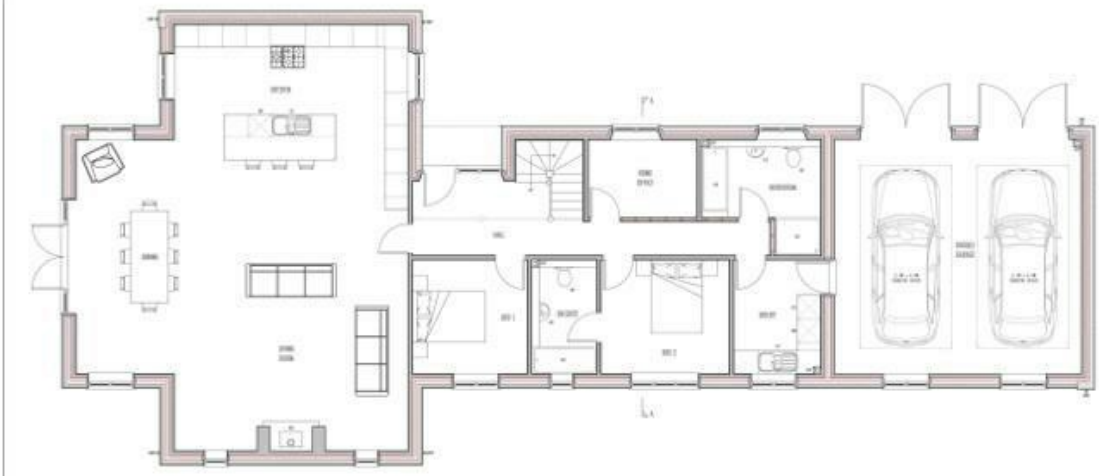




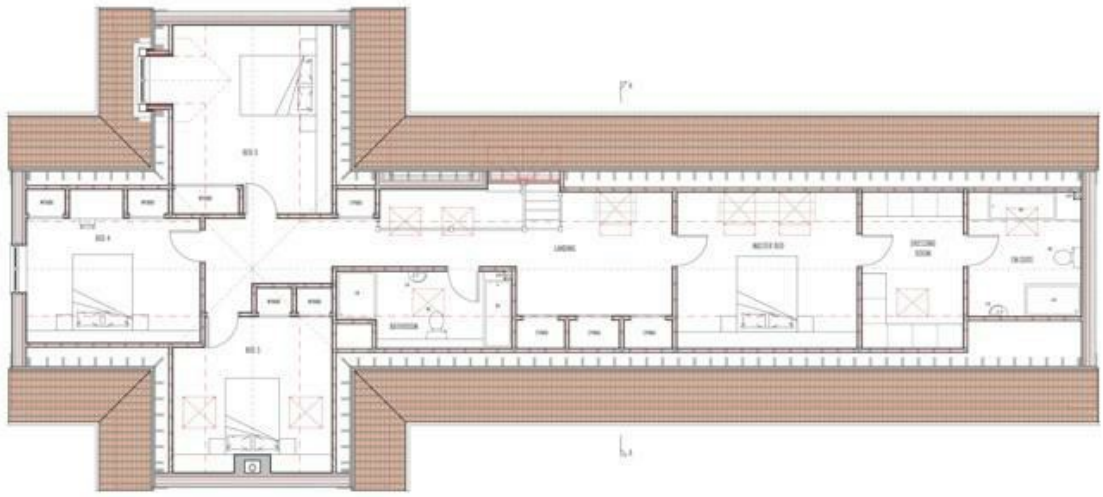








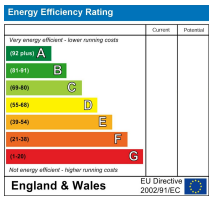
PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



5 Hammet Street, Taunton, TA1 1RZ
01823 256625
taunton@stags.co.uk
stags.co.uk