

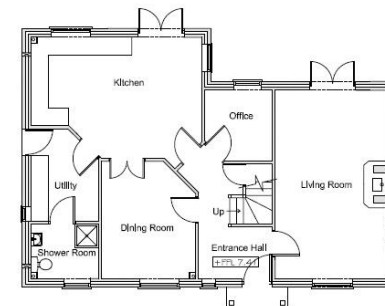


Land at Old Basin, Bridgwater, TA6 6LJ

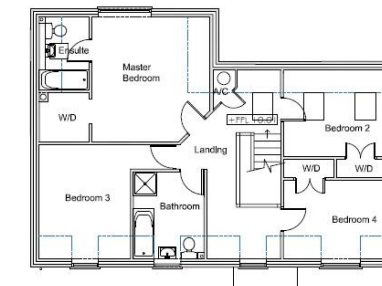
£395,000 - Freehold

Planning for Two, Four Bedroom Homes With Garages | Foundations Built to DPC Level | Ready For The Elevations to Start Being Built | 50% of CIL Payment Paid | JHA1 Building Regs & SAP EPC's | Compariq 10 Year Warranty For Both Plots | Short Drive From Town Centre | Great M5 Access | Local Education & Amenities | Predicted EPC Rating: C

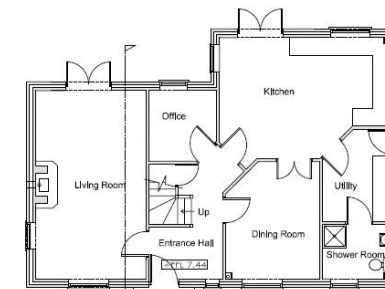




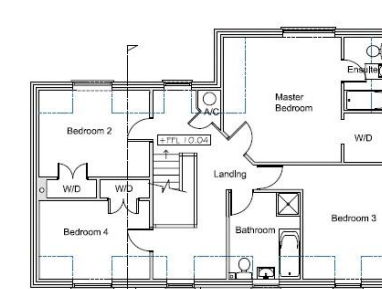
Ground Floor Plan - 1:100 PLOT 1



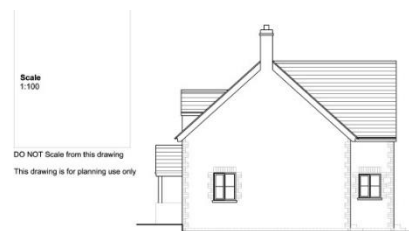
First Floor Plan - 1:100 - PLOT 1



Ground Floor Plan - 1:100 PLOT 2



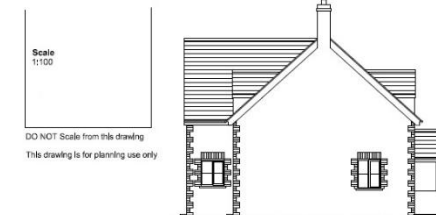
First Floor Plan - 1:100 PLOT 2



North Elevation - 1:100



West Elevation - 1:100



West Elevation - 1:100



North Elevation - 1:100



East Elevation - 1:100



South Elevation - 1:100



Inhabited Section - 1:100



South Elevation - 1:100



East Elevation - 1:100



Contact us: 43 High Street, Bridgwater, Somerset, TA6 3BG
 01278 418005 | bridgwater@leesandwaters.co.uk | www.leesandwaters.co.uk

THE PROPERTY

Situated close to the town centre, our client has full planning permission granted for two, four bedroom detached properties.

The proposal is for the properties to have an air source heat pump supplying the heating and hot water and for there to be sewerage treatments plants for each home.

Each home has also been designed to have a double car port or garage, plus two further parking spaces each and a turning area.

Internally the floor plan designs show to the ground floor, a dual aspect lounge, spacious kitchen, dining room, office, utility and shower room.

To the first floor the floor plans show four bedrooms, a bathroom and en suite to the main bedroom.

As shown in the photographs our client has put in the groundwork and built the raft foundations up to DPC (damp proof course) level.

The sewerage treatments plants are not in and neither has any work been started to to the carports/garages.

We advise intending purchasers to make their own enquiries with Sedgemoor District Council about the CIL payment (Community Infrastructure Levy) and for more information on the CIL Charging Schedule please visit www.sedgemoor.gov.uk/cil. However, our vendor has already paid the first of two identical CIL payments - both being £9,217.35. The second payment of this amount is due in August 2024.

The application number to be used on the planning portal is 37/20/00056.

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.