



Banklands Barn DUPLICATE



Taunton 7.5 Miles Bridgwater 6 Miles

A superb opportunity to acquire a building plot with planning permission granted for the construction of an attractive detached family home, enjoying a delightful rural outlook over the adjoining paddock and surrounding countryside.

- Residential Development Plot
- Permission Granted For 3 Bed Detached House
- Gardens And Grounds Of 1.08 Acres Approx.
- Rare Opportunity
- Nearby village And Pub
- Semi-Rural Location
- Planning Reference: 37/26/00036
- For Sale By Informal Tender on the 6th of October 2026
- Freehold

Guide Price £225,000

SITUATION

This plot is located close to the charming semi-rural village of North Newton which offers a well regarded Primary School and popular pub within 20 minutes walk from the plot. The surrounding area features rolling hills and lush green fields, and there are many walking and cycling routes to explore including the Taunton and Bridgwater canal with Maunsel Lock Tearooms only two minutes walk from the property. The major Somerset towns of Taunton and Bridgwater are also within easy reach, both providing mainline railway stations, larger supermarkets, and bustling town centres. For those needing to commute, access to the M5 is convenient via Junction 24 northbound and Junction 25 southbound, offering excellent connectivity to the wider country.

DESCRIPTION

This level plot provides a wonderful opportunity to build an attractive, three bedroom detached house, with substantial proportions, situated in a private elevated position enclosed with hedging, approached via a private driveway from the road and surrounded by open fields.

APPROVED ACCOMMODATION

The current permission granted as of June 2026 is for the erection of a new dwelling on the site of an existing barn which is to be demolished. The approved accommodation comprises an entrance hall with WC, a spacious triple-aspect kitchen/dining room and separate sitting room, both benefiting from south-facing doors opening onto the garden and paddock beyond. The first floor will provide three double bedrooms and a family bathroom, with the principal bedroom enjoying a double aspect.

Externally, the property is designed to sit comfortably within its surroundings, incorporating an attractive selection of rustic hand-cut brickwork, neutral rendered elevations and horizontal cladding beneath a slate-effect tiled roof. Anthracite grey aluminium windows and composite entrance doors complete the contemporary yet sympathetic appearance. Once constructed, the property will offer an appealing combination of modern family living and countryside charm, making it ideal for purchasers seeking the opportunity to create a bespoke home in an attractive setting.

OUTSIDE

The plot extends to approximately 1.08 acres in all and sits mostly to the front and side of the barn, in addition to the substantial dwelling and Only 2 minutes' walk from the property is The Bridgwater & Taunton Canal and the picturesque Maunsel Lock Tearooms & The Lock Inn Bar & Kitchen at The Somerset Boat Centre.

PLANNING PERMISSION:

Planning consent was granted by Somerset District Council under Application No. 37/26/00036. Copies of the documentation can be seen via the local authority's planning portal or by enquiry via Stags.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The new dwelling will be liable for a CIL payment (unless to be built as self build). The CIL payable to Somerset Council will be £7289.45.

SERVICES

There are no current connections to services, there is a pole-mounted distribution transformer within the boundary, connection to mains water is believed to be out in the road and installation of a private drainage system would be required. Purchasers must satisfy themselves as to the cost of connection and availability of any services. Please note the agents have not inspected or tested these services.

DIRECTIONS

What3Words: ///scooters.swelling.brighter

METHOD OF SALE

The property is offered for sale by Informal Tender.

An Informal Tender Form is available from Stags. Tenders to be submitted in writing to Stags, 5 Hammet Street, Taunton TA1 1RZ together with proof of funds. Offers are invited by 12 noon on Tuesday 6th October 2026.



Proposed Front Overviews

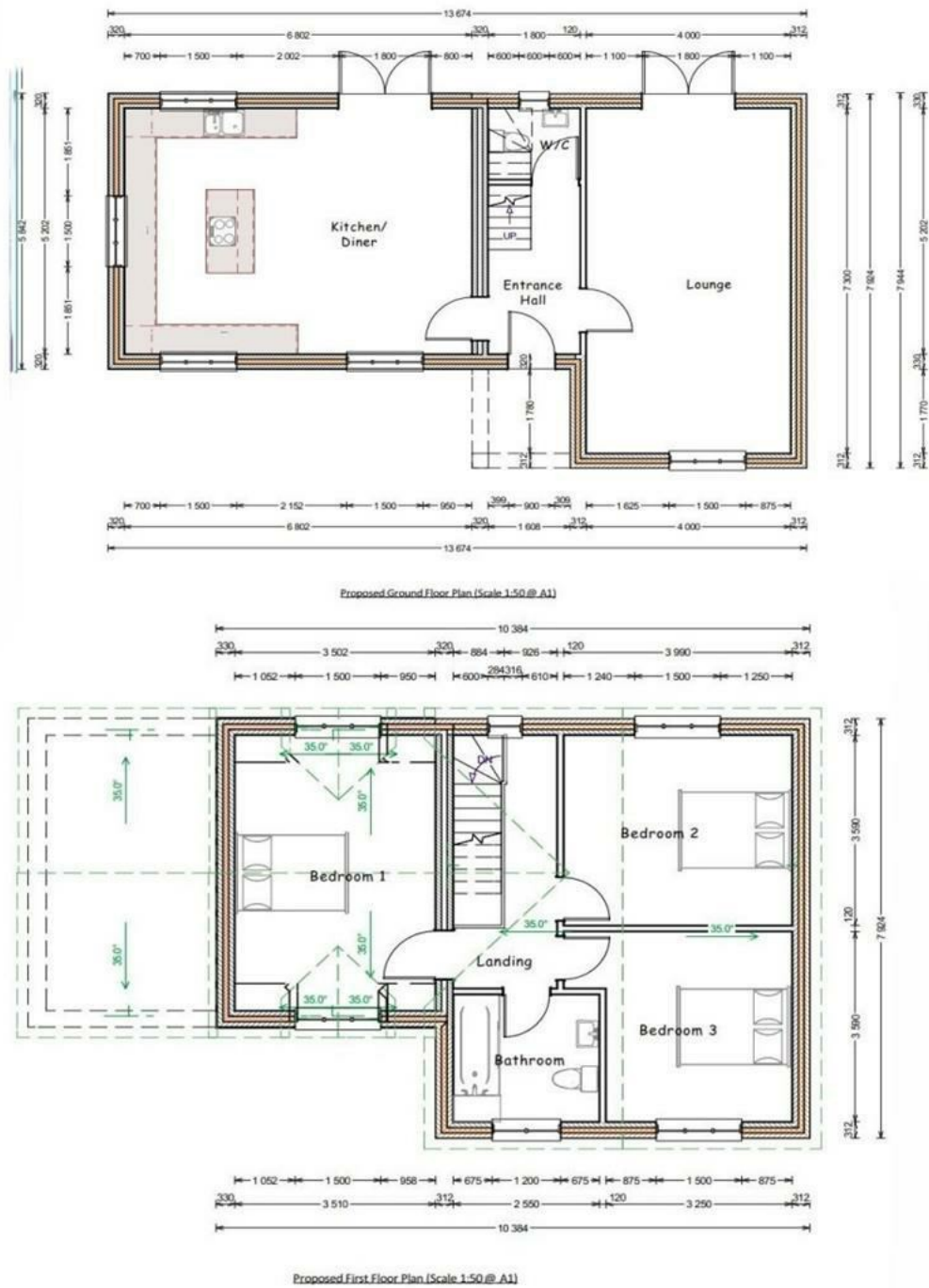


Proposed Rear Overviews



Proposed Front Elevation (North)

Proposed Rear Elevation (South)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(41-48)	F		
(35-39)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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