



Development Land at Chapel Street Fordgate, Bridgwater, TA7 0AR

Guide Price £200,000

FOR AUCTION

**Development Land with prior application approval for Auction on Tuesday 22nd July 2025 19:00pm at
Mendip Spring Golf Club, Honeyhall Lane, Congresbury BS49 5TJ**

Description:

A unique opportunity to purchase a potential development site with a granted prior approval is required for a proposed change of use of Agricultural Building to 2 Dwelling 3 bedroom houses (Use Class C3) and associated building operations totalling approximately 1,011 square feet.

Location:

The site has access directly off Chapel Street

What 3 Words:

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Right of Way:

We are advised that there are no right of ways which cross the site

Designation:

The Prior planning application reference with Sedgemoor Council is 37/23/00075.

Full planning has been submitted and awaiting Committee Referral for the erection of 2 dwellings on site of existing Agricultural Buildings 37/24/00079

Solicitors:

Harvey West- Berry Redmund Gordon & Penney, 129a High Street, Worle, Weston- Super- Mare, BS22 6HQ

Tenure:

Freehold with Vacant possession.

Local Authority:

Sedgemoor Council

Viewings:

Strictly and only by prior appointment through the Vendors Sole Agents Nancekivell & Partners Limited either Richard Nancekivell 07770 966372 or Chloe Brown 07475 031835.

Prior to making an appointment we strongly recommend that you discuss any queries you may have which are likely to affect your interest in the property in order that you do not make a wasted journey.

Agents Notes:

There is no uplift clauses.

There is a £2,400 plus VAT Buyers fee payable to the auctioneers upon completion.

Important Notice:

Nancekivell & Partners, their clients and any joint agents give notice that (1) They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be in these particulars.

These particulars no for form part of any offer or contract and must not be relied upon as statements or representation of fact.

(2) Any areas, measurements or distances are all approximate. The text, photographs and plans are for guidance only and are not necessarily all comprehensive.

It should not be assumed that the property has all the necessary planning, building regulation or other consents and Nancekivell & Partners Limited have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.



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