

# DEVELOPMENT LAND

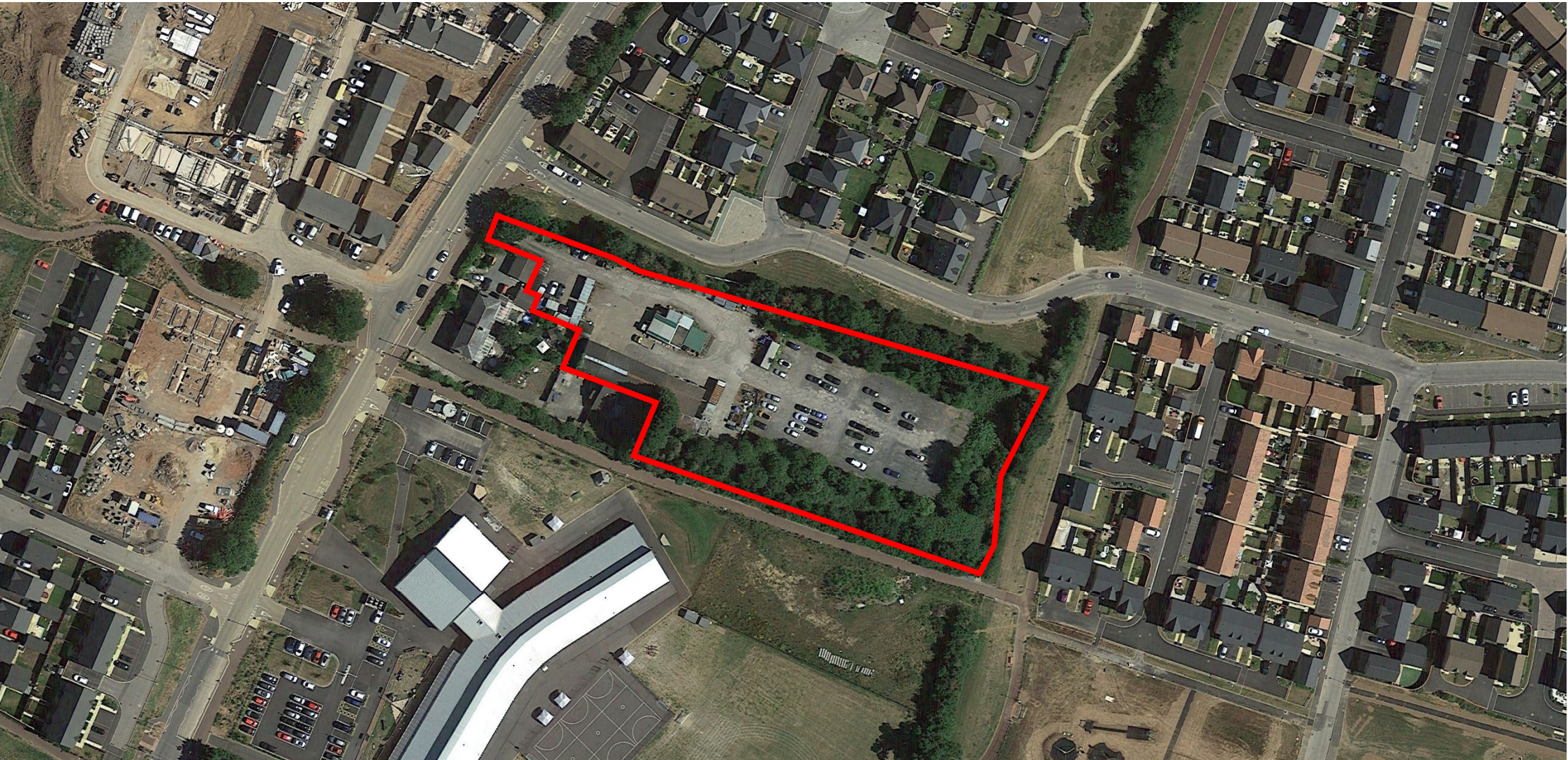


DEVELOPMENT & PLANNING

## FOR SALE – 'Subject to Planning' Offers Invited

Land at 156 Bridgewater Road, Monkton Heathfield, Taunton, TA2 8BP

Brownfield Land with Lapsed Residential Consent extending to a total of up to 2.02 Acres (0.81 Ha)



# Land at 156 Bridgewater Road, Monkton Heathfield

An opportunity to acquire a parcel of land with residential development potential (subject to planning) forming part of a major extant Outline Consent. Reserved matters applications have been submitted and dwellings built out on land surrounding, however the Outline Consent has now lapsed on the subject parcel. 'Subject to Planning' offers are invited for residential development on both lots.

## LOCATION

The land is located to the edge of a 900 dwelling urban extension to the east of Bridgewater Road, in the former hamlet of Monkton Heathfield near Taunton. Taunton is a large Town in Somerset. The Bridgewater Road leads south to the A358 at Taunton and then east to Junction 25 of the M5 Motorway.

- **Taunton Town Centre – 3.4 miles**
- **Taunton Railway Station – 2.7 miles**
- **M5 Motorway Junction 25 – 2.4 miles**

## DESCRIPTION

The land comprises a parcel of broadly level commercial land, currently used as a yard and for storage. The site is bound by a tree planted bund around the perimeter. The site has a number of single storey storage buildings. The land is accessed via an existing splay off the main Bridgewater Road. The land is bordered by new build dwellings to the north and east. To the south a recently constructed 420 place primary school and nursery and to the west existing dwelling houses.

- **Extending to 2.02 Acres (0.81 Ha)** approximately

## SITE ACCESS

The land is to be accessed solely from the Bridgewater Road.

## SERVICES

The purchaser is to make their own enquiries to include surface water attenuation.

## PLANNING

The site is situated within the planning jurisdiction of Somerset West and Taunton Council. The land was originally allocated within the Taunton Deane Local Plan T9 which is now incorporated into the Core Strategy Policy SS1 and Outline planning permission was granted on appeal for 'the construction of 900 dwellings, employment development (B1 and B8 uses), a primary school, a local centre, open space and playing pitches, and associated infrastructure (reference 48/2005/072, dated 30 November 2005).'

The outline planning permission was granted on 12th March 2009 and was subject to a 10 year expiry date which has expired and the 900 dwellings have been developed within the wider site. Therefore, the site will need to be subject to a new planning application whilst taking into account the approved masterplan and design code.

## METHOD OF SALE

The land is offered for sale by Informal Tender. 'Subject to Planning Offers are invited for residential development.

Bids should be in accordance with the financial proposal form contained within the 'Data Room'. Bidders should provide an indicative layout with their offer. Please note that the illustrative layout provided includes further land than is available.

Tenders should be submitted to Scott Winnard by post or email to [Scott.Winnard@brutonknowles.co.uk](mailto:Scott.Winnard@brutonknowles.co.uk) by **Noon Wednesday 25<sup>th</sup> November 2020**. Interviews will be held the week following.

## TENURE

The site is offered Freehold with Vacant Possession.

## LEGAL COSTS

The purchaser is to provide a legal undertaking of £10,000 plus VAT within 10 days of agreed Heads of Terms. This is only payable if the purchaser pulls out of the sale. Agents fees of 2% plus VAT are to be payable by the purchaser.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi – easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

## VAT

VAT will be chargeable on the purchase price.

## INFORMATION PACK

Please email [william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk) for further information and access to the Data Room which contains information on archaeology, planning, ground investigations, topographical survey and indicative site layouts.

## VIEWING

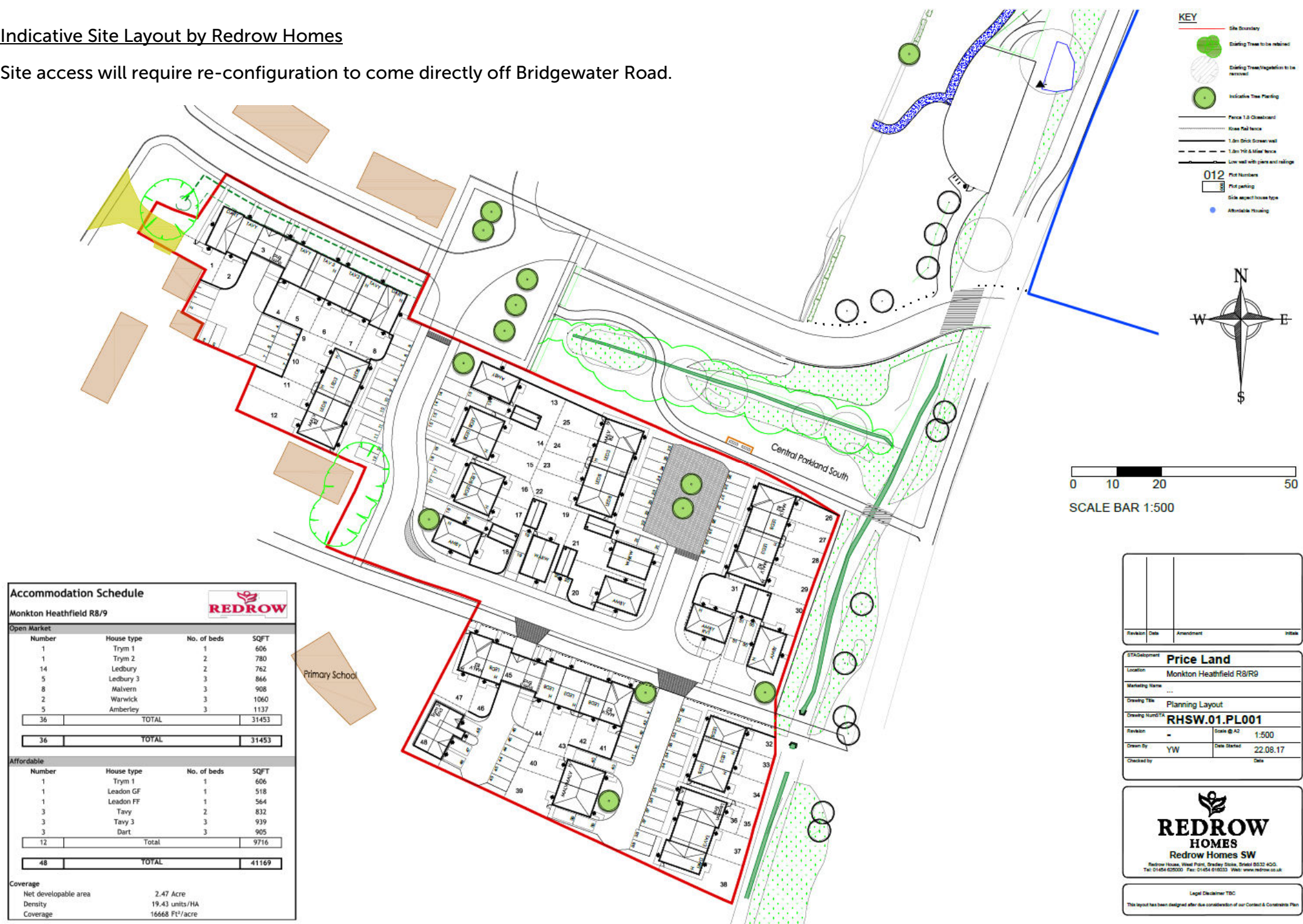
By prior appointment only with the Sole Selling Agents.

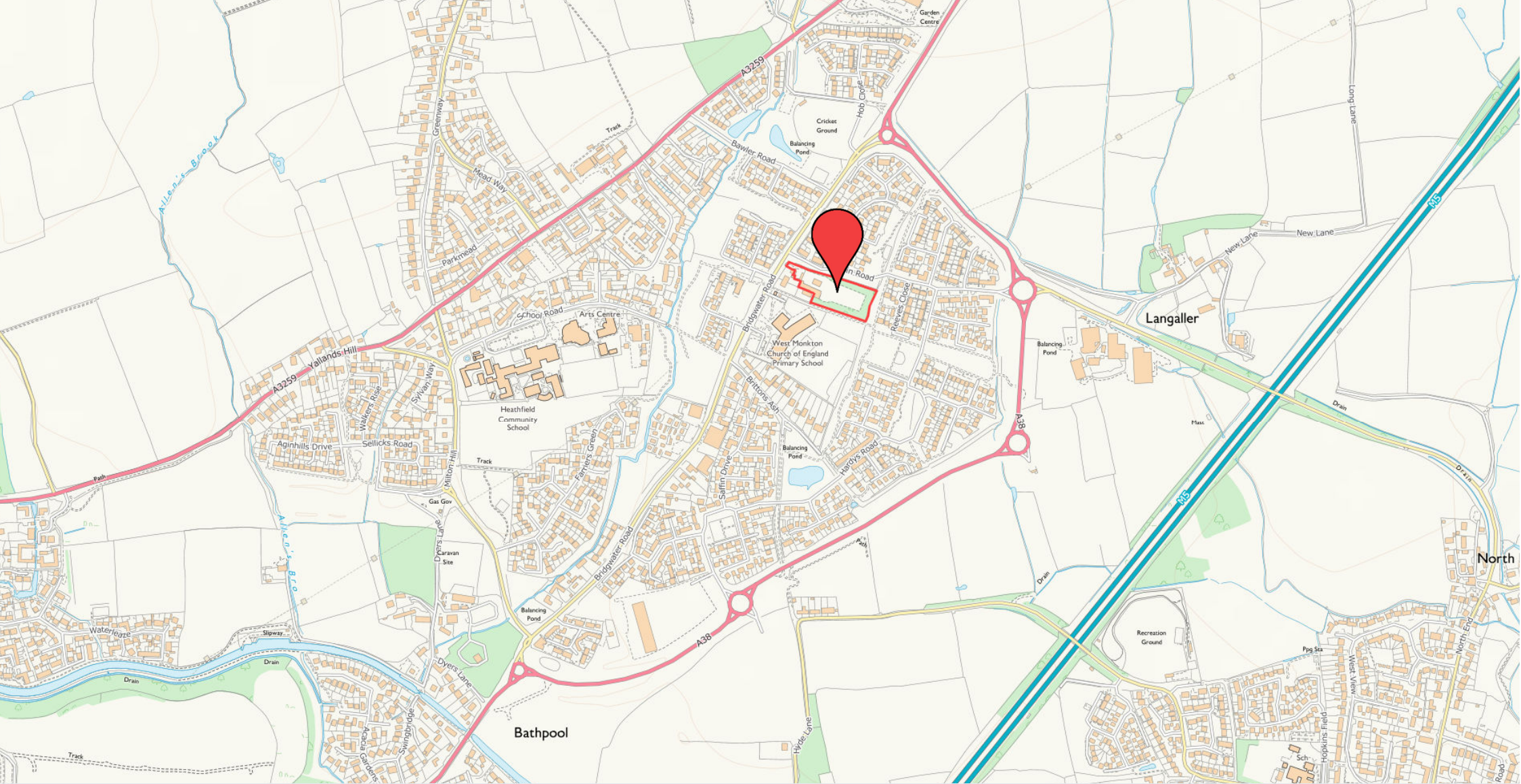
- **Friday 23<sup>rd</sup> October - 3.00pm to 5.00pm**
- **Wednesday 11<sup>th</sup> November – 10.00am to 12 noon.**



Indicative Site Layout by Redrow Homes

Site access will require re-configuration to come directly off Bridgewater Road.





## CONTACT

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