



# Development Opportunity at Brent Broad Farm, Brent Broad, Burnham-On-Sea, Somerset TA8 2PX

A wonderful development opportunity situated on the edge of Burnham– On– Sea with full planning permission for 3 no. detached dwellings together with associated garages, parking, landscaping and amenity space.

Guide Price £275,000



Drawings for Illustration purposes only

## Location

Brent Broad Farm is located on the popular northern outskirts of the town of Burnham-on-Sea, which lies approximately 11 miles south of the town of Weston-super-Mare, 23 miles north of the County town of Taunton and 42 miles from Bristol (via the M5). Highbridge railway station is approximately 3.5 miles distance and has regular services to Bristol. International Airports are located at both Bristol and Exeter offering both international and national destinations. Junction 22 of the M5 motorway is situated approximately 3 miles to the south east offering good road links to the wider motorway network.

## Description

The site offers a rare development opportunity on the urban fringe of the town. Planning consent has been obtained for the demolition of the existing barn, cottage and garage and the erection 3 no. new detached residential dwellings with associated garages, parking, landscaping and amenity space. Each plot is sizeable; and benefits from off-road parking and large gardens. The site will comprise two storey dwellings which will each comprise the following approximate internal accommodation:

Description	Bedrooms	Sq m	Sq ft
Plot 1	4 detached	148.9	1603
Plot 2	3 detached	114.24	1230
Plot 3	3 detached	114.24	1230

The properties will be of a modern construction with Plot 1 comprising a render finish under a double roman tiled roof Plot 2 and 3 comprise a brick finish with a tile roof, offering spacious modern accommodation once completed. The plots are well spaced offering large accommodation in an edge of town location adjacent to open farmland.

## Situation

The development site is situated on the north-eastern edge of the Victorian seaside town of Burnham-on-Sea which has a population of circa 24,000. The town is twinned with the former market town of Highbridge. Burnham beach is home to the southern tip of the second longest beach in Europe and the town's annual carnival, bi-annual food and drink festival, gardens, restored art-deco cinema and busy calendar of events ensures there's something for everyone to enjoy.

## Services

Mains water and mains electricity that once served the site have now been disconnected. There is a mains sewer which traverses the site.

## Outgoings

None known.

## Energy Performance Certificate

The EPC has been ordered and will be available upon request.

## Directions

From junction 22 of the M5 head east along the B3140 towards the town of Burnham on Sea. After approximately half a mile turn right onto Stoddens Lane proceed and follow Stoddens Lane for a

mile before turning right onto Stoddens Road. Continue for approximately 0.8 of a mile before turning right onto Brambles Road proceeding 200m and then turning right onto Brent Broad. The development site will be on the left hand side just before the farm.

## Community Infrastructure Levy

There is a CIL charge payable to Sedgemoor District Council of £20,460. The purchaser is responsible for making their own enquiries in relation to the CIL liability.

## Tenure & Possession

The property is of a Freehold tenure and vacant possession will be available at completion of the purchase.

## Planning Permission

Full details are included in a planning pack available from the agents including the relevant plans and technical reports.

## Town and Country Planning

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property. The planning consent for the 3 no. dwellings is approved by Sedgemoor District Council under application reference: 11/19/00006 and 11/20/00044.

Boundary Walls, Fences & Ditches

Neither the Vendor nor the Agents shall be bound to define the ownership of any fence or fences. Prospective purchasers should make their own enquiries as to the ownership and maintenance of the existing boundaries.

Development Clawback

No development clawback or overage provisions will be reserved in the sale, so will be free of these restrictions.

Lotting

It is anticipated that the property will be offered as one Lot, but the Vendor reserves the right to sell the property as a whole or in lots privately or to amalgamate, withdraw, sub-divide, alter, add to or amend any lot or part lot prior to the sale. No responsibility can be accepted for any expenses incurred by intending purchasers inspecting properties which have been sold, let or withdrawn.

Wayleaves, Easements and Rights of Way

The property is sold and so far as required by the Vendors will be conveyed subject to all easements, quasi-easements, privileges and advantages (whether way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraph and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas and other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements affecting the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority or any other statutory body affecting the same. **A sewer pipe is known to cross the site.** Brent Broad is not an adopted highway.

Viewings

The site can only be viewed strictly by prior appointment with the selling agents Greensalde Taylor Hunt. Parking is very limited and please respect the neighbours. We do not recommend drive -by viewings as there is very limited turning opportunities.

Method of Sale

The property is to be sold by Private Treaty.

Health and Safety

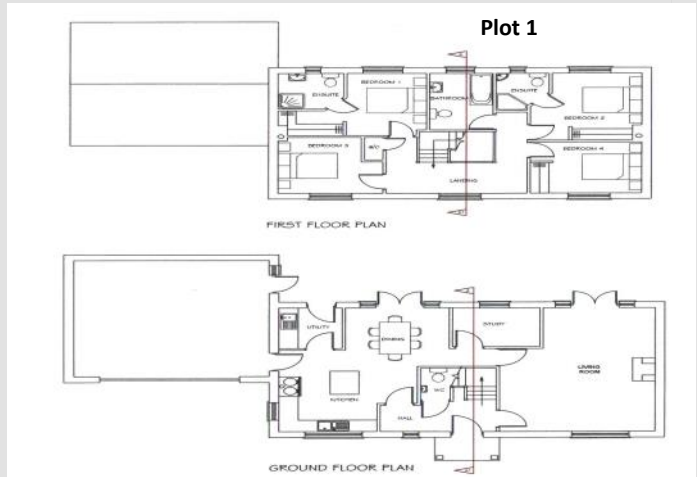
Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of staff. If so directed by a member of GTH they must wear their own appropriate Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) then they do so at their own risk and we / the seller cannot be held liable for any personal injury or claim for compensation.

Agents Note

As part of the planning permission part of a building had to be demolished - this has now been done and is shown hatched turquoise on the site plan. The vendor has erected a new fence between points A-B-C on the plan and has planted up a green corridor for screening purposes.

Agents

Greenslade Taylor Hunt, 75-77 High Street, Burnham-on-Sea, Somerset TA8 1PE  
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



gth

Greenslade  
Taylor Hunt

