

## RESIDENTIAL DEVELOPMENT SITE

Lovens Farm, Petherton Road, North Newton TA7 0BD - 5 BUILDING PLOTS





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TA7 0BD  
5 BUILDING PLOTS



- Outline planning permission for the construction of 5 dwellings
- Site area approximately 0.44 acres (0.18-hectares)
- 3 Open market dwellings and 2 affordable
  - Popular village location
- Taunton 7-miles, Bridgwater 5-miles
  - Adjoining open fields to the rear
    - No phosphate issues
    - Guide Price £425,000

**GREENSLADE TAYLOR HUNT**

[www.gth.net](http://www.gth.net)

### DESCRIPTION

Currently residential amenity space, the level site benefits from an elevated position. The site is bound to the north and east by residential dwellings, the south by residential dwellings and agricultural buildings and to the west by a paddock. Once built out, the scheme will comprise of 3no. detached dwellings, all with detached double garages, as well as 2no. semi-detached affordable dwellings with garaging. There is a garage currently occupying part of the site that will need to be part demolished.

### SITUATION

Lovens Farm is located in the ever popular village of North Newton, which benefits from a local primary school, public house and village hall. Situated on the edge of the Quantocks, the village has a good sense of community. The

County Town of Taunton is only 7-miles and nearby Bridgwater is only 5-miles. Junction 24 of the M5 Motorway is only 2-miles offering access north to Bridgwater, Weston-super-Mare, Bristol and beyond, also south to Taunton, Tiverton, Cullompton, Exeter and Cornwall.

### AGENTS NOTE

Please note that whilst the site does fall with the Somerset Levels and Moors catchment area, the discharge from the sewage treatment facility (Chilton Trinity) that treats sewage from North Newton is located outside the catchment area. The site is therefore not affected by the current embargo on development.

### SERVICES

We have not carried out any detailed service enquiries however, understand that mains water, electricity and foul





drainage are generally available close or near to the development site.

All interested parties should make their own enquiries of the Statutory Utility Providers.

**HIGHWAYS**

The development site directly adjoins a fully adopted public highway onto which a new junction will be created.

**PLANNING**

Sedgemoor District Council granted outline planning permission with all matters reserved, dated 21st February 2021 (application number: 37/19/00015). This is for the demolition of an exiting garage and the erection of 5no. dwellings. The permission is subject to 10no. conditions. .

**COMMUNITY INFRASTRUCTURE LEVY**

Community Infrastructure Levy (CIL) will be payable to Sedgemoor District Council at a rate of £80 per sq. m.

CIL applies to the open market dwellings only.

CIL payments will be subject to indexation from the date of the adoption (2014).

**INDICATIVE DWELLING SIZES**

The proposed dwelling sizes (which may be subject to change through a reserved matters application) are circa 150-q. m. for the open market dwellings and 70-sq.m for the affordable.

**NEW HOMES**

Our New Homes Department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the

proposed residential scheme and advice on marketing of the new homes. They can be contacted on (01823) 219950 / [sarah.hall@gth.net](mailto:sarah.hall@gth.net).

**METHOD OF SALE**

The freehold is offered for sale on a private treaty basis with a guide price of £425,000.

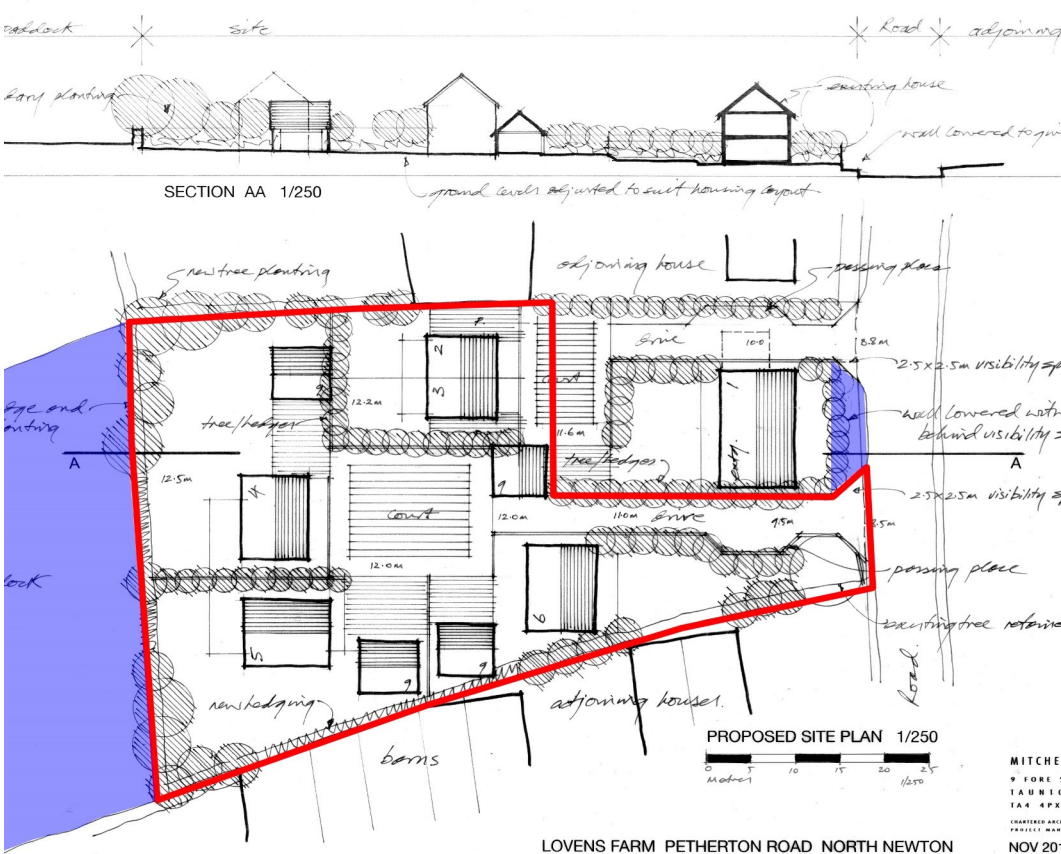
**VIEWINGS**

All viewings are strictly by appointment only with the Vendor's sole selling agents.

**USEFUL ADDRESSES**

**Sedgemoor District Council:** Bridgwater House, King Square, Bridgwater, Somerset. Tel: 0845 408 2540

**Wessex Water:** Galmington Trading Estate, 45 Cornishway W. Galmington Trading Estate, Taunton TA1 5NA. Tel: 0345 600 4600



LOVENS FARM PETHERTON ROAD NORTH NEWTON





**Western Power:** Map Response Team, Mapping Centre, Sowton Industrial Estate, Exeter, Devon, EX2 7WP. Tel: 01392 352652.

**Environment Agency:** Manley House, Kestrel Way, Sowton Industrial Estate, Exeter, Devon, EX2 7LQ. Tel: 0370 850 6506

**For further information please contact:**

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3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Please note the property is a development site with associated risks. Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our 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) they do so at their own risk and we/ the seller cannot be held liable for any personal injury or associated claim for compensation.

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