

gth



Land off Church Street

Merriott ▪ Nr. Crewkerne ▪ Somerset ▪ TA16 5QJ

**LVA**  
LAND VALUE ALLIANCES







# Land off Church Street Merriott, Nr. Crewkerne, Somerset TA16 5QJ

*Residential development site with outline planning permission for the erection of up to 50no. dwellings, together with associated infrastructure works.*



*The site extends, in total, to approximately 4.94-acres (2-hectares).*

For further information please contact: -

**Development Land & Planning Department**

Winchester House, Deane Gate Avenue, Taunton,

Somerset TA1 2UH

01823 334466



**GREENSLADE TAYLOR HUNT**

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

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**James Nelson**

01823 334466

[james.nelson@gth.net](mailto:james.nelson@gth.net)



## Location

The beautiful village of Merriott is located within the administrative area of South Somerset District Council (SSDC). It has a population of approximately 1,979-residents (2011 Census). It is the largest village in South Somerset.

Merriott is approximately 2.5-miles (4-kilometres) to the north of the market town of Crewkerne and approximately 9.8-miles (15.8-kilometres) to the west of the town of Yeovil. The village is approximately 3.3-miles (5.3-kilometres) to the south of the A303 (Hayes End Roundabout), which connects Merriott to Yeovil and to Ilminster, approximately 6.5-miles (10.5-kilometres) to the west. The county town of Taunton is approximately 20.3-miles (32.7-kilometres) to the north-west (via the A303 and A358).

The village has a good range of facilities and amenities, including All Saint's parish church, village hall, primary school, recreation grounds, public house (King's Head), social club, pharmacy, Texaco filling station and garage, café, 2no. convenience stores (Co-op and Premier Convenience within the Texaco filling station) and Post Office within the Texaco filling station.

## Communications

**Road** - The site has access from Church Street, to the north. This road connects to Broadway to the south-west, which links to Lopen (to the north-west) and to the A303 (to the north via Harp Road). Broadway also provides links to the A356 (to the south-east), which, in turn, provides routes to Crewkerne (to the south) via Merriott Road and to the A303.

**Bus** - There are regular bus services through Merriott to destinations such as Yeovil and Chard, operated by South West Coaches.

**Rail** - Crewkerne railway station, approximately 3.5-miles (5.6-kilometres) to the south, provides mainline services to Exeter St. Davids and London Waterloo. Yeovil Junction railway station, approximately 10.7-miles (17.2-kilometres) to the east, also provides mainline services to Exeter St. Davids and London Waterloo. Yeovil Pen Mill railway station, approximately 10.5-miles (16.9-kilometres) to the east, provides branchline services to Weymouth and Castle Cary.

**Air** - Exeter International Airport, approximately 37.4-miles (60.2-kilometres) to the south-west, has scheduled and chartered flights to a range of national and international destinations.

## Site

The site is located approximately 0.5-miles (0.8-kilometres) from Merriott village centre.

It is bound by Church Street to the north; by housing to the south; and east and by Granary Barton Close to the west.

The site comprises agricultural land and is divided into 2no. fields. It extends, in total, to approximately 4.95-acres (2-hectares).

The site that is being offered for sale is shown outlined in red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

## Site Layout Plan







## Outline Planning Permission

SSDC, on 19<sup>th</sup> February 2020, granted outline planning permission (application number: 18/00688/OUT) for the erection of up to 50no. dwellings, together with associated infrastructure works. All matters are reserved. The permission is subject to 17no. conditions.

## Proposed Residential Development Scheme

The proposed residential development scheme comprises up to 50no. dwellings. 35% of the dwellings provided on-site are to be affordable.

Please note that the on-site public open space provision will not be required, if the reserved matters application is for less than 50no. dwellings.

The proposed access to the scheme is from the highway to the north of the site off Church Street.

The indicative residential development scheme shown on the site layout plan (drawing reference: 2526-PL-02) is to the left.

## Section 106 Agreement

A schedule of the Section 106 Agreement obligations are included in the information pack, together with the associated payment and delivery timings.

The associated Section 106 Agreement, dated 12<sup>th</sup> February 2020, includes 35% affordable housing provision and financial contributions. These total approximately **£326,988**. This does not include any costs associated with the public open space, highways works, automated travel counters, green travel vouchers, local administration fee and indexation. A copy of the Section 106 Agreement is included in the information pack.

## Community Infrastructure Levy

CIL will be payable to the District Council at a rate of £40-per sq. m. of new-build residential floor space. This levy applies to the open market dwellings only.

20% of the total CIL contribution will be payable within 90-days (3-months) of the commencement date. A further 20% of the total CIL contribution will be payable within 360-days (12-months) of the same. The remaining contribution will be payable within 720-days (24-months) of the same.

CIL payments will be subject to indexation from the date of the adoption of CIL (April 2017).

## Phosphates

The site falls within the Somerset Levels catchment area, which means that SSDC cannot determine a reserved matters application in relation to this site until there is a phosphate mitigation strategy, which has been approved by Natural England.

Our clients have appointed consulting engineers who have provided a report on a phosphate mitigation strategy. Our clients have land available within the appropriate catchment area which could be used as a wetlands solution. The buyer would be responsible for the implementation of the solution

## Due Diligence

Further due diligence has been undertaken following grant of the outline planning permission. This includes the following:- a Phase 2 intrusive site investigation; a technical note to review the abnormal build costs associated with the development of the site; a technical note in relation to the phosphate mitigation strategy and groundwater monitoring data. The groundwater monitoring is ongoing but nearing completion of the first full year.

## Local Authority

South Somerset District Council  
Brympton Way  
Yeovil  
Somerset  
BA20 2HT

T: (01935) 462462

E: [planning@southsomerset.gov.uk](mailto:planning@southsomerset.gov.uk)

W: [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

## Tenure and Possession

The sellers own the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title numbers: WS34649 and WS37926, respectively.

The seller and the land promoter (our clients) entered into a Promotion Agreement dated 12<sup>th</sup> May 2017. This is to procure an outline planning permission for residential development on the site and to subsequently dispose of it.

## Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

## Guide Price

Price on application.

Offers are invited on an unconditional or a conditional basis (conditional on Natural England approval of the phosphate mitigation strategy).

## Overage

Our clients' preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

## Value Added Tax

The seller will be opting to tax; therefore, VAT will be payable in addition to the purchase price.

All interested parties should make their own enquiries of HMRC.

## Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

## Rights and Reservations

The rights and reservations are set out in the information pack.

## Services

All mains services are available nearby or on the site.

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

## Additional Information

The information pack is available, via the link, as set out below:-

<https://www.dropbox.com/sh/6q3jd3wnpkn1l0l/AABDusbTQCCC6qiiQ1DolKKda?dl=0>

## Viewings

All viewings are strictly by appointment.

## Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own 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 associated claim for compensation.

## Directions

Sat Nav: TA16 5QJ

**what3words:** For the exact location download the app and enter:-  
**fizzled.reduction.fake**

From Junction 25 of the M5 Motorway, take the A358 exit heading south-east towards Yeovil/Weymouth and continue for approximately 8.7-miles. At Southfields Roundabout, take the first exit onto the A303/Ilminster Bypass and proceed for approximately 6.4-miles.





At Hayes End Roundabout, take the fourth exit onto Harp Road towards Lopen and continue for 1.2-miles. At the next roundabout, take the first exit onto Hollow Lane and head towards Merriott.

Continue through Lopen, on Holloway, and proceed approximately 1.4-miles to Merriott. Turn left onto Church Street before you arrive at the built-up area of the village. Continue for 0.1-miles and the site will be on your right-hand side. It will be identified with a Greenslade Taylor Hunt signboard.

**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 development scheme and advice on marketing of the new homes. The department’s telephone number is: (01823) 219950 and its email address is: [sarah.hall@gth.net](mailto:sarah.hall@gth.net).

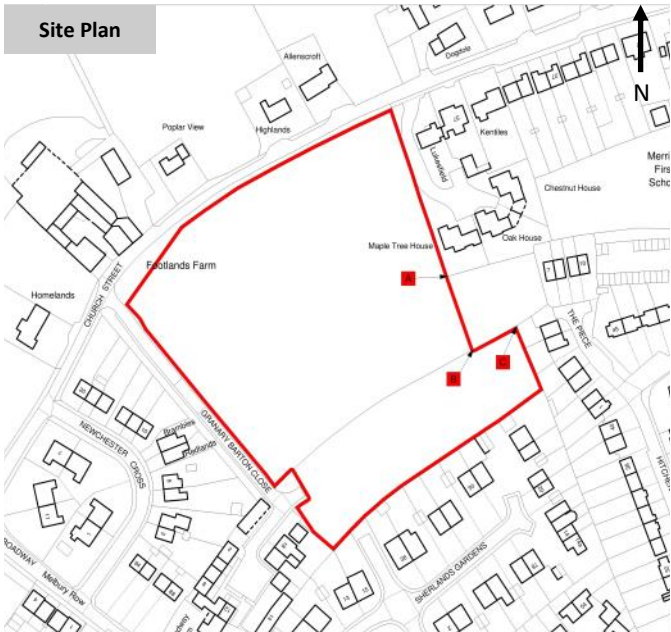
**Important Notice**

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

- 1. They are not authorised to make or give any representations 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 made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
- 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.

**Photographs taken January 2019**

**Sales Brochure updated November 2021**



**Note:** - Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. Note: - Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



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**GREENSLADE TAYLOR HUNT**

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



Your Ref:  
Our Ref: MCC/JEN  
Date: Date as postmark

Development Land & Planning Department  
Winchester House  
Deane Gate Avenue  
Taunton  
Somerset  
TA1 2UH  
Tel: 01823 334466

Dear Sir or Madam

**RESIDENTIAL DEVELOPMENT SITE  
LAND OFF CHURCH STREET, MERRIOTT, NR. CREWKERNE, SOMERSET TA16 5QJ**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Merriott LVA LLP, Lord Cameron and Mr M R and Mrs F M Webb. It is instructed to market and sell the site, as described above.

Please find enclosed for your attention the sales brochure for the site.

**Site**

The site is located approximately 0.5-miles (0.8-kilometres) from Merriott village centre.

It is bound by Church Street to the north; by housing to the south; and east and by Granary Barton Close to the west.

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## **Guide Price**

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## **Submission of Offers**

The deadline for submission of offers is no later than **12 noon on Friday, 28<sup>th</sup> January 2022**.

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Land off Church Street, Merriott – Job No. 132**', but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email address is [mark.chugg@gth.net](mailto:mark.chugg@gth.net).

Please can you submit your company's offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

## **Additional Information**

The information pack is available, via the link, as set out below: -

<https://www.dropbox.com/sh/6q3jd3wnpkn1l0l/AABDusbTQCCC6qiiQ1DoIKKda?dl=0>



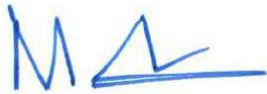
## **Health and Safety Policy**

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own 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 associated claim for compensation.

If you would like to make an appointment to view the site or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. Taylor', with a long horizontal stroke extending to the right.

**Greenslade Taylor Hunt**

Enc Sales brochure