



## Land off Woolavington Road

Puriton ▪ Nr. Bridgwater ▪ Somerset ▪ TA7 8BQ







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## Puriton, Nr. Bridgwater, Somerset TA7 8BQ

*Residential development site on the eastern edge of Puriton in close proximity to the M5 motorway (Junction 23) and Gravity.*

*The site has resolution to grant outline planning permission, subject to completion of the Section 106 Agreement, for the erection of up to 120no. dwellings, together with associated infrastructure works.*



*The site extends, in total, to approximately 18.24-acres (7.38-hectares), including the ecological mitigation land.*

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)

**Mark Chugg**

01823 219993

[mark.chugg@gth.net](mailto:mark.chugg@gth.net)

**James Nelson**

01823 334466

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



## Location

The village of Puriton is located within the administrative area of Sedgemoor District Council (SDC). It has a population of approximately 1,968-residents (2011 Census) and is located on the western edge of the Polden Hills.

Puriton has a range of facilities and amenities, including (but not limited to) St Michael and All Angels Church, a village hall with play area and MUGA, allotments, a primary school, a public house (the Puriton Inn), a Post Office and general store, Court Farm Butchers, the Cutting Room hairdressers, Hunny Bears Day Nursery, and a sports centre, which offers indoor bowls, archery, target shooting, a youth club and football and cricket pitches.

The expanding town of Bridgwater is approximately 3.5-miles (5.6-kilometres) to the south. It has a range of ecclesiastical, educational, cultural, leisure and shopping facilities and amenities. The town has seen exceptional growth and investment in recent years and is home to a number of major employers including Refresco Beverages, Langdon Group, Morrisons and Mulberry.

Taunton, the county town of Somerset, is approximately 15.2-miles (24.5-kilometres) to the south-west, via the M5 motorway. Taunton has an extensive range of shopping facilities including many independent high street stores, cafés, pubs and fine dining restaurants, including a thriving farmer's market every Thursday. Musgrove Park Hospital and Nuffield Health Hospital serve the town and there are an excellent range of independent and state schools within the area. Taunton is also home to the Somerset County Cricket Club.

## Communications

**Road** - Puriton is to the north-east of J23 of the M5 motorway and to the north of the A39. Bristol is approximately 32-miles (51.5-kilometres) to the north and Exeter is approximately 50-miles (80.5-kilometres) to the south. The A39 connects to Bath, Wells, Glastonbury, Minehead and North Devon. Furthermore, the A38 joins the A39 at Dunball, which is approximately 1-mile (1.6-kilometres) to the west.

**Bus** – There are regular bus services through Puriton, which run between Bridgwater, Wells and Axbridge.

**Rail** – Bridgwater railway station, approximately 3.8-miles (6.1-kilometres) to the south, provides mainline services to destinations such as London Paddington, Cardiff Central, Bristol Temple Meads, Taunton and Exeter St Davids. Taunton railway station, approximately 14.9-miles (24-kilometres to the south-west), also provides mainline services, with a fastest journey time to London Paddington of approximately 1hr 40mins.







Image provided by This is Gravity Ltd



**Air** – Bristol International Airport, approximately 22.6-miles (36.4-kilometres) to the north-east, has scheduled and chartered flights to a range of national and international destinations.

### Gravity

To the north-east of Puriton lies the new 635-acre (256.9-hectare) Gravity smart campus on the former Royal Ordinance site. This designated Enterprise Zone has outline planning permission for B1, B2, B8 and leisure uses and can accommodate plot sizes up to 7.5-million-sq. ft. (696,772-sq. m.). Once completed, it is likely to create approximately 7,500 new jobs and contribute approximately £500-million to the local economy.

Gravity will benefit from on-site clean energy solutions, water abstraction, dark fibre and network infrastructure, making it one of the most sustainable smart campuses in Europe. There will be on-site rail services for passenger and freight, with direct access to Bristol Deep Sea Port.

A new link road is now open which connects Gravity with the M5 motorway (Junction 23) via a new roundabout off the A39 (Puriton Hill). There will be approximately 8-metres of screening planting along the sites eastern boundary, providing a buffer between the site and the link road. The road works have also included a new roundabout adjacent to the north eastern corner of the site.

Further information on Gravity can be found at: <https://thisisgravity.co.uk/>. The full extent of the project can be illustrated on the aerial photograph to the left. The site that is being offered for sale is shown outlined in red. It is shown for identification purposes only and is not to be relied upon.

### Hinkley Point Nuclear Power Station

Approximately 13.9-miles (22.4-kilometres) to the north-west of Puriton, on the West Somerset coast, lies Hinkley Point Nuclear Power Station. Currently under construction is Hinkley Point C, which is costing between £18-billion and £22-billion and is intended to open in 2026. The construction project has created approximately 71,000 jobs and pumped £3.2-billion into the South West's economy.

Further information on Hinkley Point C can be found at: <https://www.edfenergy.com/energy/nuclear-new-build-projects/hinkley-point-c>.

### Bristol Port

Located approximately 30.3-miles (48.7-kilometres) to the north-east of Puriton is Bristol Deep Sea Port. It is a key national asset and a major economic driver in the South West region. The Port contributes more than £1-billion annually to the UK's GDP.

Further information on Bristol Port can be found at: <https://www.bristolport.co.uk/>

### Site

The site is situated on the eastern edge of Puriton and fills the gap between existing built development and the new Gravity Link Road. It is approximately 321-metres (351-yards) from the village centre.

The site comprises agricultural land, which slopes gently from south to north.

It is bound by the new Link Road to the east and south and to the north by Woolavington Road, which runs westwards into the centre of Puriton and eastwards to Woolavington.

To the immediate west of the southern area of the site lies an area of woodland. Beyond this is the housing estate of Puriton Park.

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

The red land, which extends in total to approximately 12.87-acres (5.21-hectares), will be the development land and the green land, which extends in total to approximately 5.36-acres (2.17-hectares), will be the ecological mitigation land. The whole site extends, in total, to approximately 18.24-acres (7.38-hectares).

### Outline Planning Application

An outline planning application (application number: 42/20/00014) was submitted to SDC and was validated on the 1<sup>st</sup> April 2020. SDC has resolved to grant outline planning permission, subject to completion of the Section 106 Agreement.

The application is for the erection of up to 120no. dwellings, together with public open space, structural planting and landscaping, surface water flood mitigation and attenuation, and a vehicular access point from Woolavington Road.

### Proposed Residential Development Scheme

The proposed residential development scheme comprises up to 120no. dwellings, together with associated infrastructure works. Of these dwellings, 70% will be open market and 30% will be affordable. Of the affordable dwellings, 85% are to be affordable rented and 15% are to be intermediate.

It will be accessed from Woolavington Road in the form of a single priority junction. There will be 2no. additional pedestrian access points to the public right of way at Puriton Park and on the southern boundary.











The Development Framework Plan (drawing number: CSA/4683/104 Rev F), is shown to the right.

## Draft Section 106 Agreement

In the Data Room, there is a schedule of the draft Section 106 Agreement obligations and the associated payments and delivery timings and the draft Section 106 Agreement.

## Community Infrastructure Levy

Community Infrastructure Levy (CIL) will be payable in relation to the new additional Gross Internal Floor Area (GIFA). The CIL rate for 2021 is £104.88 per sq. m., including indexation.

The CIL will be payable in 4no. instalments: 25% of the total payment payable within 90-days of commencement of development; 25% of it payable within 360-days of the same; 25% of it payable within 540-days of the same; and 25% payable within 720-days of the same.

## Local Authority

Sedgemoor District Council  
Bridgwater House  
Bridgwater  
Somerset  
TA6 3AR

T: (0300) 303 7800

E: [customer.services@sedgemoor.gov.uk](mailto:customer.services@sedgemoor.gov.uk)

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

## Tenure and Possession

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: ST232308.

The seller and land promoter entered into a Promotion Agreement dated 15<sup>th</sup> December 2020. 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.

## Development Framework Plan







Offers are invited on either an unconditional basis (assuming grant of the outline planning permission) or a conditional basis (conditional on grant of a satisfactory planning permission - reserved matters consent, expiry of the Judicial Review challenge period and being free from challenge).

### Overage

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

### Professional Fees

Please note that the buyer of the site will be required to pay Greenslade Taylor Hunt's agency fee of 1.5% of the purchase price plus VAT. This is in addition to the purchase price.

### 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, all or any other like rights, whether mentioned in these particulars or not.

Public footpath BW 28/2 crosses the western part of the site joining the woodland area at the west of the site to Puriton Park. There is a gate along the northern edge of the woodland where footpath BW 28/2 exits the site and enters the woodland.

### Rights and Reservations

The rights and reservations are set out in the Data Room.

### 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 Data Room and video flythrough are available, via the links, set out below:-

<https://datarooms.gladman.co.uk/strategic-data-room/land-puriton/>

<https://www.youtube.com/watch?v=E7CeNAPMuEs>

Please note that a personal log in will be required to access the Data Room. Please contact us for an access code.

### 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: TA7 8BQ

**what3words:** For the exact location download the app and enter: **backyards.typically.noon**

From Junction 23 of the M5 motorway, take the first exit on the Dunball Interchange if heading southbound, or the third exit if heading northbound, signposted Glastonbury and Wells.

Upon reaching the new roundabout, take the second exit onto the new Gravity link road and take the first exit at the following roundabout, towards Puriton. The entrance to the site can be found on the left hand side after approximately 160-metres (174-yards). It will be identified by 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 residential 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.

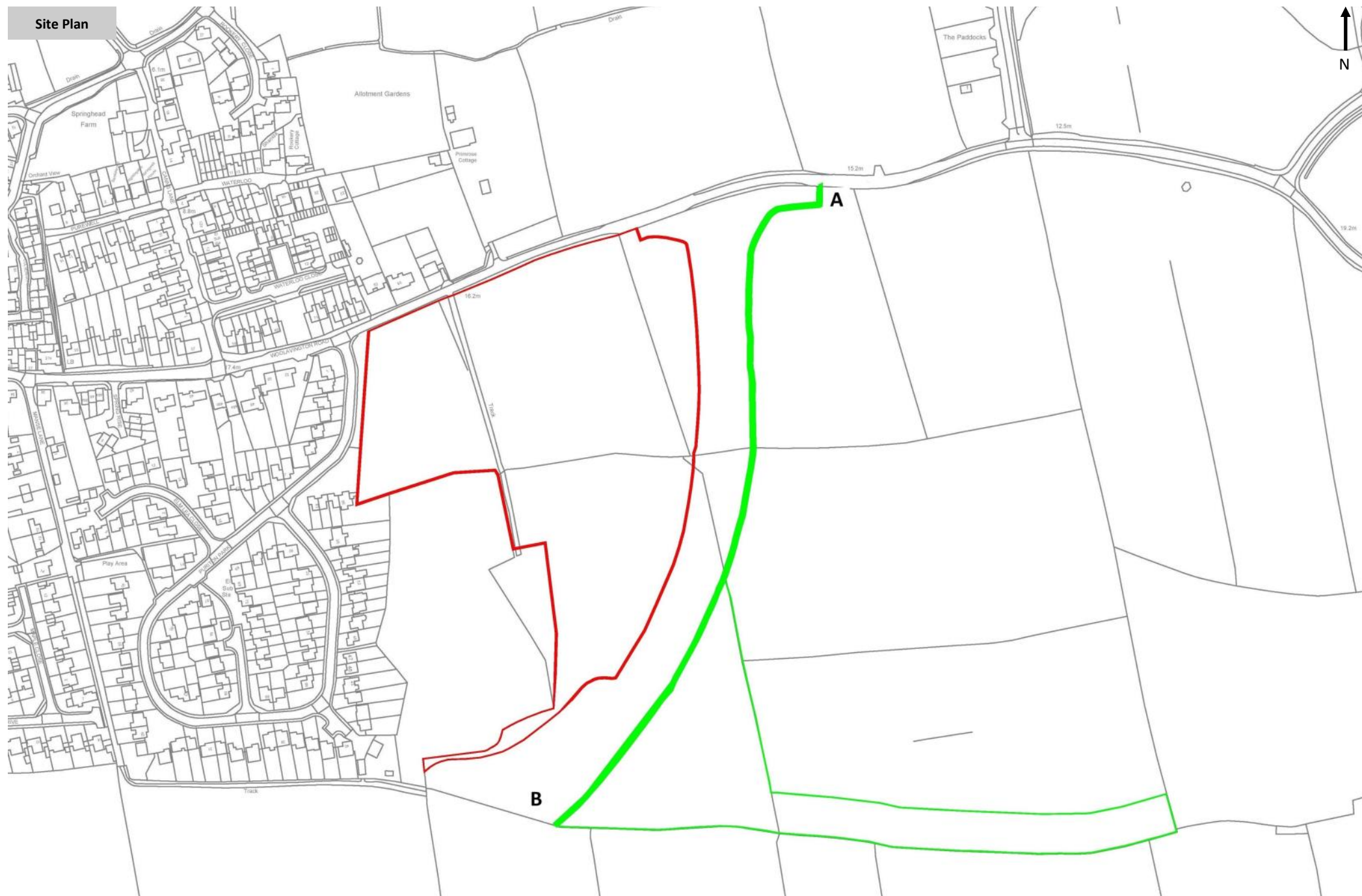
**Photographs taken April 2021**

**Sales Brochure produced November 2021**





# Site Plan



**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**

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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 WOOLAVINGTON ROAD, PURITON, NR. BRIDGWATER, SOMERSET TA7 8BQ**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr A M Dyson and Gladman Developments Limited (our clients). It is instructed to market and sell the site, as described above.

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

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## Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 17<sup>th</sup> December 2021**.

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 Woolavington Road, Puriton, Nr. Bridgwater, Somerset TA7 8BQ – Job No. 148**', 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 Data Room.

## Additional Information

The Data Room and video flythrough are available, via the links, as set out below: -

<https://datarooms.gladman.co.uk/strategic-data-room/land-puriton/>

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Please note that a personal log in will be required to access the Data Room. Please contact us for an access code.

## Viewings

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## 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 or by email on email addresses: [mark.chugg@gth.net](mailto:mark.chugg@gth.net) or [james.nelson@gth.net](mailto:james.nelson@gth.net).



We look forward to hearing from you.

Yours faithfully

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

**Greenslade Taylor Hunt**

Enc Sales brochure