



LAND AT MOUNT HINDRANCE FARM

Chard, Somerset TA20 1FF

Edge of town, residential led, greenfield development site



SITE SUMMARY

- Edge of town greenfield development site
- 23.3 hectares (57.5 acres)
- Approximately 1 mile north of Chard town centre
- Pending outline planning permission for up to 295 dwellings
- Freehold interest

CHARD

Chard is the southernmost town in Somerset, situated near the Devon and Dorset border, approximately 14 miles south east of Taunton, 21 miles south west of Yeovil and 34 miles north east of Exeter.

The centre of Chard still retains the character of its medieval roots and the town provides a range of retail, leisure and community facilities, including a number of primary schools, a preparatory school and a secondary school. Chard also offers a variety of attractions including the historical Forde Abbey and gardens, Chard District Museum and Heritage Centre and Chard Reservoir which is a local nature reserve.

SITE AND LOCATION

The extent of the land for sale is identified edged red on the site plan. The site area is approximately 23.3 hectares (57.5 acres).

The land is currently in agricultural use and comprises three irregular shaped fields. The southern boundary adjoins existing residential development and Chard Bowls Club at the eastern end and agricultural land at the western end, which is subject to a planning application submitted by Barratt David Wilson. The western boundary abuts Crimchard, which is an adopted highway and the eastern boundary borders Chard Business Park. To the north, the edge of the site is defined by the hamlet of Cuttford's Door and parts of the northern boundary adjoin the public highway that connects Crimchard to the A358.

The site is located on the northern edge of Chard, approximately 1 mile from the town centre. It is accessed off Thorndun Park Drive, which is the principal road through Chard Business Park and connects directly with the A358, approximately 400m from the site's access. The A358 provides access to Taunton to the north-west and Axminster to the south.

A range of amenities and services are located within close proximity of the site, including a primary school and a garden centre.

Bristol International Airport is located approximately 59 miles to the north-east and provides scheduled and chartered flights to a range of national and international destinations.

PLANNING PERMISSION

On 18th February 2020 South Somerset District Council resolved to grant outline planning permission (ref: 18/04057/OUT), subject to completion of a legal agreement, for a mixed use development including the following elements:

- Up to 295 dwellings.
- Floodlit full size football pitch.
- Unlit full size training pitch and community sports pitch with associated multi use clubhouse spectator facilities and vehicular parking area.
- Hub for local neighbourhood facilities and other community uses.
- Vehicular and pedestrian accesses.

An illustrative masterplan for the proposed scheme is provided below:

The proposed development will be accessed from the east via Thorndun Park Drive. Although the existing estate road which abuts the eastern boundary of the site is not currently adopted, South Somerset DC accepts that as per the terms of a Development Agreement with the Seller, dated 29th October 1988, this road was to be constructed to an adoptable standard and subsequently adopted.



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PLANNING AGREEMENT

The outline planning permission is subject to completion of an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 and Sections 38 and 278 of the Highways Act 1980.

The Agreement will contain the following obligations:

On Site Affordable Housing: 35% of the total number of units, based on a tenure mix of 80% social rented units and 20% shared ownership.

Financial Contributions: A summary of the financial contributions is provided in the table below. Contributions marked with an asterisk are calculated on a per dwelling basis and the figures stated in the table assume the maximum 295 units. All contributions are subject to index linking in line with BCIS General Building Cost Index:

CONTRIBUTION	SUM
Changing Room Contribution	£212,749
Changing Room Commuted Sum	£17,115
Equipped Play Space Contribution	£250,396
Equipped Play Space Commuted Sum	£144,633
Leisure Admin Costs Payment	£8,793
Playing Pitch Contribution	£116,386
Playing Pitch Commuted Sum	£70,664
Youth Facilities Contribution (MUGA)	£49,166
Youth Facilities Commuted Sum	£18,178
Primary Education Contribution*	£1,622,031
Secondary Education Contribution*	£1,044,161
Public Footpath Contribution	£10,000
Superintendence Fee	£70,940 (8.5% of Bond Figure stated in agreement)
Traffic Signals Commuted Sum	£65,000
Travel Plan Fee	£3,000
Green Travel Vouchers (estimate)	£100 - £250 per dwelling depending on number of beds
Travel Plan Coordinator Management	£1,500 per annum from date of Agreement to 5 years after 80% of dwellings are occupied.
Safeguard Measures Sum	£73,750

Highways Works: The Access Works relate to a new access to the proposed development via the existing spur road from Thorndun Park Road, an emergency vehicle access onto Crimchard and a pedestrian crossing on Furnham Road, adjacent to Dellshore Close.

The Bus Stop Works involve the provision of two new bus stops on Crimchard at the frontage to the site and the provision of bus shelters at the two bus stops on Thorndun Park Drive.

The Junction Signalisation Works relate to the signalisation of the Furnham Road/Victoria Avenue Junction linked to the existing signals at Coker Way.

CHARD FOOTBALL CLUB AGREEMENT

The Seller has entered in to a legal agreement with Chard Football Club in respect of the 'Stadium Land', which is shown edged white on the site plan. The Stadium Land will be transferred to the Club for the sum of £1, 15 working days after the completion of the haul road, the services and the drain (known collectively as the Infrastructure Works). The Infrastructure Works need to be completed within 2 years of the date of the reserved matters approval. The Club will have the right to pass with or without vehicles along the haul road to and from the public highway to the west, known as Crimchard.

CIL

South Somerset District Council's CIL Charging Schedule was adopted in November 2016 and came into effect in April 2017. The relevant non-indexed rates for Housing (C3 / C4 use class) is £40 per square metre.

Although the proposed development will include an element of convenience retail as part of the Local Centre, the Planning Officer at South Somerset District Council, with responsibility for CIL and S106 monitoring, has indicated that the scale of such a store is unlikely to trigger liability for CIL.

The South-eastern field, which comprises approximately 6.79 ha (16.8 acres), is located within the Chard Eastern Development Area and as such, is exempt from CIL.

Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE & TITLE

The majority of the site is included in title number WS13848 but a small section on the eastern boundary, forming part of Mount Hindrance Lane, is registered under WS15908. The land is owned freehold with title absolute. The land is let to a family member via a Farm Business Tenancy. Under the terms of the agreement, vacant possession can be provided by 25th March 2022, but given the family connection, it will be possible to agree an earlier surrender.

SERVICES

Search results from the utility providers, showing the location of services in relation to the site, is provided in the Data Room.

OFFERS

The Seller's preference is to dispose of the whole site on an unconditional basis in respect of planning. Offers are invited for the freehold interest, with vacant possession.

The closing date for submission of offers will be confirmed in the 'Submission of Offers' document in the Data Room.



View north westwards over the site



View south eastwards over the site

LOCAL AUTHORITY

The site falls within the jurisdiction of
South Somerset District Council
Brympton Way
Yeovil
BA20 2HT
T: 01935 462462

VIEWING

The site can be viewed from the east via Thorndun Park Drive and from the other surrounding highways to the north and west. There are also a number of public footpaths across the site which provide an opportunity to access and view the land from different vantage points. Full access to the site can be arranged, strictly by appointment with sole selling agent, Savills.



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FURTHER INFORMATION

Further technical information is available in the Data Room, which is being administered by the Seller's solicitor, Shepherd & Wedderburn. Please contact Savills if you would like access to this site.

CONTACT

For further information please contact:

Nick Jones
njones@savills.com
01392 455712
07812 965382

Rhiannon Charles
rhiannon.charles@savills.com
01392 455746
07807 999856