

gth



THE DEPOT

Bailiffs' Wall ■ Axbridge ■ Somerset ■ BS26 2BH



The Depot

Bailiffs' Wall, Axbridge, Somerset BS26 2BH

Building plot with detailed planning permission for 1no. dwelling (open market) and double garage, together with associated infrastructure works.

This is a rare opportunity to build a Grand Designs new home on the edge of a sought after medieval town.



The plot extends, in total, to approximately 1.01-hectares (2.5-acres).

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

James Nelson

01823 334466

james.nelson@gth.net

Mark Chugg

01823 334466

mark.chugg@gth.net

LOCATION

The medieval town of Axbridge is within the administrative area of Somerset Council (formerly Sedgemoor District Council (SDC)). It is situated on the River Axe at the southern edge of the Mendip Hills Area of Outstanding Natural Beauty (AONB), which is renowned for its abundance of wildlife and dramatic landscapes. It has a population of approximately 1,998no. residents (2021 Census).

Axbridge has a comprehensive range of facilities and amenities, including (but not limited to): a 13th century parish church, town hall, first school, convenience store, 2no. public houses, café, post office, doctors surgery, children’s play park, football club and small cinema.

Axbridge has a thriving, welcoming community with an exceptional calendar of events and a monthly farmer’s market. The Strawberry Line foot and cycle path linking Yatton and Cheddar passes through the town and Cheddar Reservoir, which is approximately 0.9-kilometres (0.6-miles) to the south-east, offers a wide variety of recreational activities. Furthermore, the spectacular Cheddar Gorge and Caves are approximately 4.8-kilometres (3-miles) to the east.

COMMUNICATIONS

Road - Axbridge is approximately 1.6-kilometres (1-mile) east of the A38. The A38 provides easy access to Bristol, approximately 30-kilometres (18-miles) to the north, making it ideal for those commuting to work. The A371 passes through the town and provides access to destinations such as Weston-super-Mare to the north-west, Cheddar to the east and Wells to the south-east, respectively.

Rail - Worle railway station is approximately 13.1-kilometres (8.2-miles) to the north-west. It provides mainline services to destinations such as Bristol Temple Meads, Taunton, Cardiff Central, Exeter St Davids, London Paddington and Plymouth.

Air - Bristol Airport (BRS) is approximately 17.4-kilometres (10.8-miles) to the north-east, via the A38. It has scheduled and chartered flights to a range of national and international destinations.

BUILDING PLOT

The building plot is situated at the end of Bailiffs’ Wall, approximately 320-metres (350-yards) to the south of the town. It comprises a brownfield site, which is relatively level. The boundaries are characterised by a mixture of mature trees, dense vegetation and security fencing. There is a building of approximately 186-sq. m. (2,002-sq. ft.) on-site, which is included within the sale.

It is abutted to the north and south by agricultural land; to the east by Bailiffs’ Wall and Old River Axe; and to the west by Cross Moor Drive.

It extends, in total, to approximately 1.01-hectares (2.5-acres). The plot that is being offered for sale is shown outlined in red on the site plan overleaf. It is shown for identification purposes only and the plan is not to be relied upon.

Proposed Site Plan



For identification purposes only. Not to scale. Not to be relied upon.

DETAILED PLANNING PERMISSION

SDC granted detailed planning permission (application number: 02/21/00028), dated 8th December 2022. This is for the proposed demolition of the existing commercial building and the erection of 1no. detached dwelling (open market) and double garage, together with associated infrastructure works. The permission is subject to 12no. conditions.

SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the detailed planning permission; therefore, there will not be any contributions.

COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will be payable if the proposed new home is built by a housebuilder/developer, but it will not be payable if it is built by a self-builder due to a self-build exemption.

PROPOSED NEW HOME

The proposed new home will comprise of 1no. detached dwelling (open market) and detached double garage. The attractive design is as a traditional Somerset cottage, with vernacular features and natural materials.

When built, the dwelling will extend to approximately 197-sq. m. (2,120-sq. ft.) over 2-storeys. The ground floor will comprise a hall, WC, living room, open plan kitchen/dining/family room and utility room. The first floor will comprise a landing, 4no. bedrooms (2no. en-suite), bathroom and airing cupboard. The dwelling will benefit from exceptional views across the flat and open landscape of the Somerset Levels and Moors and to the Axbridge Hills and Cheddar Gorge.

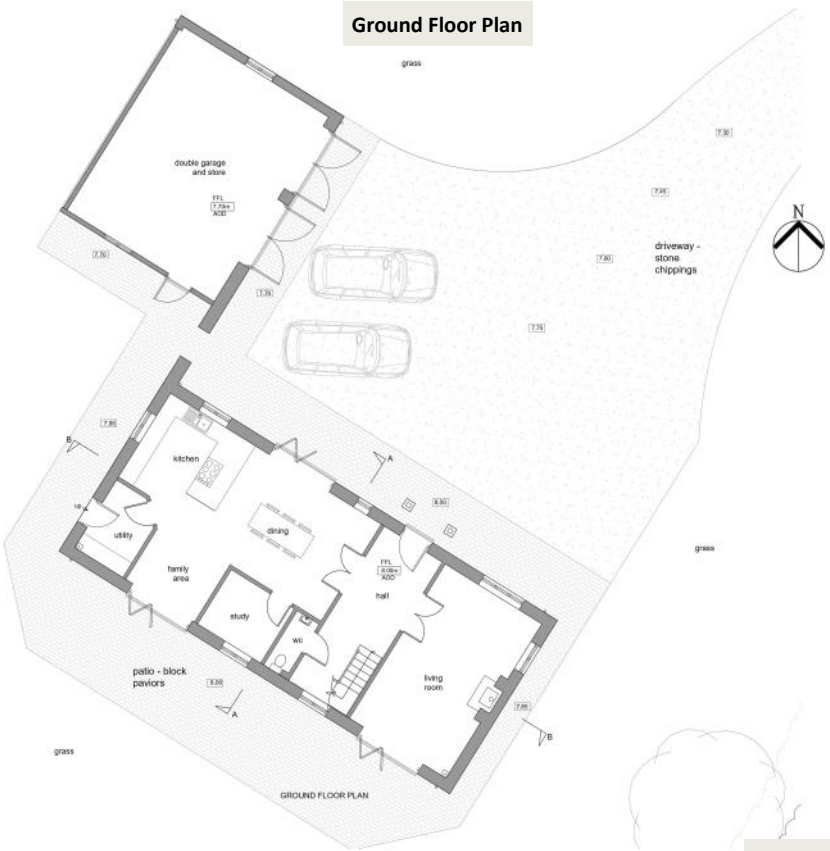
Externally, the existing building will be demolished to give way to a sweeping gated driveway, which will provide access to a car parking and turning area and a detached double garage and store that will extend to approximately 47-sq. m. (505-sq. ft.). The extensive garden will retain most existing trees.

The proposed site plan (drawing number: 2729-DR-A-050-009 Rev C) is shown to the left and the proposed floor plans and elevations (drawing number: 2729-DR-A-050-001 Rev B) are shown to the right.

LOCAL AUTHORITY

Somerset Council
Bridgwater House
King Square
Bridgwater
Somerset
TA6 3AR

T: (0300) 123 2224
W: www.somerset.gov.uk



For identification purposes only. Not to scale. Not to be relied upon.

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the plot being offered for sale. It is registered with the Land Registry under title number: ST360822.

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

The guide price is offers in the **region of £575,000**.

Offers are invited on an unconditional basis.

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.

VALUE ADDED TAX

The seller has not (and shall not) opt to tax; therefore, Value Added Tax (VAT) will not be payable in addition to the purchase price.

All interested parties should make their own enquiries with 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.

SERVICES

All mains services are available near or on the plot, with the exception of gas.

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

ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/scl/fo/y5tkmx8bvwzxxxbu0xq1o/h?dl=0&rlkey=9kyxyh9fmob5x6e2v41ltza8c>

<https://youtu.be/4Psr7XAYtSU>

VIEWINGS

All viewings are strictly by appointment.

The enclosed covering letter sets out the viewing days.

Views to the east from the proposed new home



Views to the north from the proposed new home



HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this plot 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 plot 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: **BS26 2BH**

what3words: **listening.castle.trendy**

From Junction 22 of the M5 motorway, head north on the A38 (Bristol Road) for approximately 10.4-kilometres (6.5-miles). After passing through Lower Weare, turn right signposted Axbridge and Cheddar.

From Cross Lane turn right into West Street and right again into Houlgate Way. Follow this road round and keep straight into Old Church Road, Moor Green and Bailiffs' Wall. The plot will be found at the end of Bailiffs' Wall. It will be identified with a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. The department's telephone number is: (01823) 334466 and its email address is: claire.alershankey@gth.net.

Our Planning Service brochure is available, via the link, set out below:-

[GTH Planning Services](#)

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 new home and advice on marketing the property. The department's telephone number is: (01823) 219950 and its email address is: sarah.hall@gth.net.

Our New Homes Service brochure is available, via the link, set out below:-

[New Homes with GTH](#)

IMPORTANT NOTICE

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

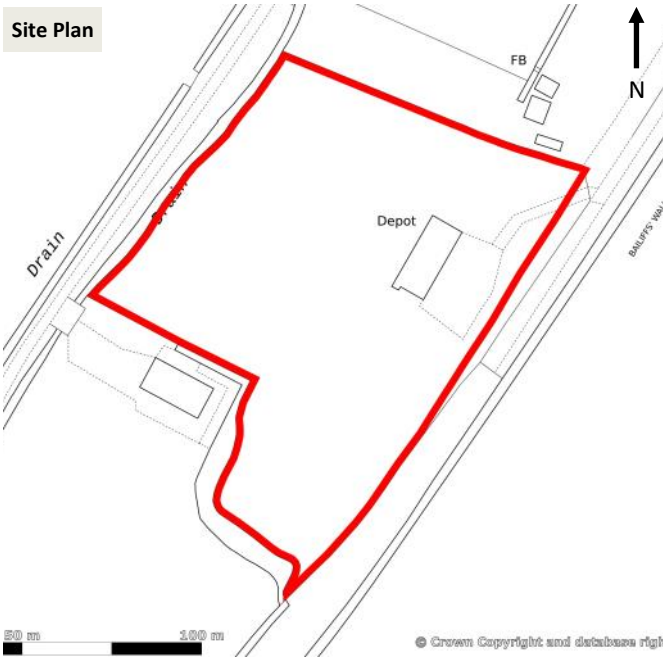
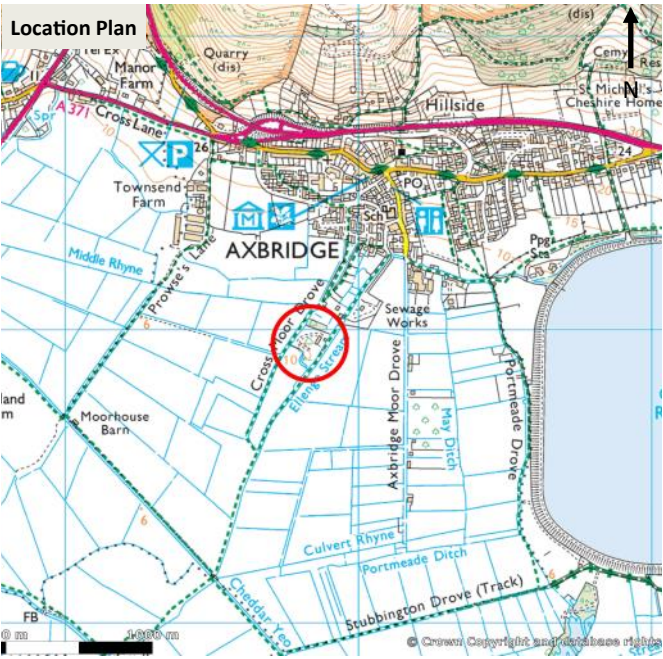
- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

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 2023

Sales Brochure produced May 2023

Views to the west from the proposed new home



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

gth



RESIDENTIAL | LETTINGS | AGRICULTURAL | COMMERCIAL | DEVELOPMENT LAND & PLANNING | ARCHITECTURAL SERVICES | AUCTIONS | ANTIQUES SALEROOM

Offices across Somerset, Devon & Dorset and also Mayfair, London

GREENSLADE TAYLOR HUNT
www.gth.net

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

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

Dear Sir or Madam

BUILDING PLOT
THE DEPOT, BAILIFFS' WALL, AXBRIDGE, SOMERSET BS26 2BH

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Messrs J R and R J Barnett (our client). It is instructed to market and sell the building plot, as described above.

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

Building Plot

The plot is situated at the end of Bailiffs' Wall, approximately 320-metres (350-yards) to the south of the town. It comprises a brownfield site, which is relatively level. The boundaries are characterised by a mixture of mature trees, dense vegetation and security fencing. There is a building of approximately 186-sq. m. (2,002-sq. ft.) on-site, which is included within the sale.

It is abutted to the north and south by agricultural land; to the east by Bailiffs' Wall and Old River Axe; and to the west by Cross Moor Drive.

It extends, in total, to approximately 1.01-hectares (2.5-acres).

Detailed Planning Permission

Sedgemoor District Council (SDC) granted detailed planning permission (application number: 02/21/00028), dated 8th December 2022. This is for the proposed demolition of the existing commercial building and the erection of 1no. detached dwelling (open market) and double garage, together with associated infrastructure works. The permission is subject to 12no. conditions.

Section 106 Agreement

We understand the threshold for Section 106 Agreement contributions has not been met by the detailed planning permission; therefore, there will not be any contributions.

Community Infrastructure Levy

We understand that Community Infrastructure Levy (CIL) will be payable if the proposed new home is built by a housebuilder/developer, but it will not be payable if it is built by a self-builder due to a self-build exemption.

Proposed New Home

The proposed new home will comprise of 1no. detached dwelling (open market) and detached double garage. The attractive design is as a traditional Somerset cottage, with vernacular features and natural materials.

When built, the dwelling will extend to approximately 197-sq. m. (2,120-sq. ft.) over 2-storeys. The ground floor will comprise a hall, WC, living room, open plan kitchen/dining/family room and utility room. The first floor will comprise a landing, 4no. bedrooms (2no. en-suite), bathroom and airing cupboard. The dwelling will benefit from exceptional views across the flat and open landscape of the Somerset Levels and Moors and to the Axbridge Hills and Cheddar Gorge.

Externally, the existing building will be demolished to give way to a sweeping gated driveway, which will provide access to a car parking and turning area and a detached double garage and store that will extend to approximately 47-sq. m. (505-sq. ft.). The extensive garden will retain most existing trees.

Method of Sale

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

Guide Price

The guide price is offers in the **region of £575,000.**

Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 16th June 2023.**

The offers are to be submitted to James Nelson BSc (Hons) MRICS, Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**The Depot, Bailiffs' Wall, Axbridge, Somerset BS26 2BH**', 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: james.nelson@gth.net.

Please can you submit your 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 and aerial video are available, via the links, set out below: -

<https://www.dropbox.com/scl/fo/y5tkmx8bvwxu0xq1o/h?dl=0&rlkey=9kyxyh9fmob5x6e2v41ltza8c>

<https://youtu.be/4Psr7XAYtSU>

Viewings

All viewings are strictly by appointment.

Please note that we will not be attending the site, if we do not have any appointments to view on any of the dates set out below. Therefore, it is imperative that all interested parties make an appointment to view.

Viewings will take place between **9:00am** and **11:00am** on the days, as set out below:-

- **Wednesday, 10th May 2023;**
- **Wednesday, 17th May 2023;**
- **Wednesday, 24th May 2023;** and
- **Wednesday, 31st May 2023.**

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this plot 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 plot 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 plot 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 address: james.nelson@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure