

RESIDENTIAL DEVELOPMENT LAND (STP)



FOR SALE – Unconditional and Conditional Offers Invited

Land at 156 Bridgwater Road, Monkton Heathfield, Taunton, TA2 8BP

DEVELOPMENT & PLANNING

Commercial Land with Lapsed Planning Consent extending to to 2.02 Acres (0.81 Ha)



Land at 156 Bridgwater Road, Monkton Heathfield

An opportunity to acquire a parcel of land with residential, care, retirement, retail and commercial development potential (subject to planning) and with an existing employment use. All offers are invited.

LOCATION

The land is located to the edge of a 900 dwelling urban extension to the east of Bridgwater Road, in the former hamlet of Monkton Heathfield near Taunton. Taunton is a large Town in Somerset. The Bridgwater Road leads south to the A358 at Taunton and then east to Junction 25 of the M5 Motorway.

- **Taunton Town Centre – 3.4 miles**
- **Taunton Railway Station – 2.7 miles**
- **M5 Motorway Junction 25 – 2.4 miles**

DESCRIPTION

The land comprises a parcel of broadly level commercial land, currently used as a yard and for storage. The site is bound by a tree planted bund around the perimeter. The site has a number of single storey storage buildings. The land is accessed via an existing splay off the main Bridgwater Road. The land is bordered by new build dwellings to the north and east. To the south a recently constructed 420 place primary school and nursery and to the west existing dwelling houses.

- **Extending to 2.02 Acres (0.81 Ha) approximately**
- **Commercial Storage Yard and Buildings**
- **Residential Outline Planning Permission.**

PLANNING

The site is situated within the planning jurisdiction of Somerset West and Taunton Council. The land has historically been used for open storage and distribution by a scaffolding company. The land was originally allocated within the Taunton Deane Local Plan T9 which is now incorporated into the Core Strategy Policy SS1 and Outline planning permission was granted on appeal for 'the construction of 900 dwellings, employment development (B1 and B8 uses), a primary school, a local centre, open space and playing pitches, and associated infrastructure (reference 48/2005/072, dated 30 November 2005).'

The outline planning permission was granted on 12th March 2009 and was subject to a 10 year expiry date which has expired and the 900 dwellings have been developed within the wider site. Therefore, the site will need to be subject to a new planning application whilst taking into account the approved masterplan and design code.

An application was recently progressed and subsequently withdrawn under reference 48/21/0073 for 'Outline planning with all matters reserved, except for access, for the demolition of employment buildings and erection of 28 No. dwellings (resubmission of 48/21/0033)'. Link: [Planning Application](#). The Application Planning Consultant was Mr P Jobson of Three Magnets Planning who would be pleased to progress an application on behalf of a purchaser. Email: threemagnetsplanning@gmail.com

The application site falls within the Somerset Levels and Moors SPA Surface Water Catchment Map in the Blue catchment land. Development may be subject to the requirement for Phosphate credits – Link [Somerset Phosphate Credits](#) and may also be available from [EnTrade](#)

SITE ACCESS

The land is to be accessed solely from the Bridgwater Road. An access cannot be provided off Pippin Way.

TENURE

The site is offered Freehold with Vacant Possession.

SERVICES

The purchaser is to make their own enquiries.

LEGAL COSTS

The purchaser is to provide a legal undertaking of £10,000 plus VAT within 10 days of agreed Heads of Terms. This is only payable if the purchaser withdraws from the transaction. Agents fees of 2% plus VAT are to be payable by the purchaser. Access is to be provided to the Blue edged land via the subject parcel should a residential consent on the Blue land be achieved in the future.

VAT

VAT will be chargeable on the purchase price.

METHOD OF SALE

The land is offered for sale by Informal Tender. Both Unconditional and Subject to Planning Offers are invited. Bids should be in accordance with the financial proposal form contained within the 'Data Room'. Tenders should be submitted to Scott Winnard by post or email to Scott.Winnard@brutonknowles.co.uk by **Noon Thursday 15th June 2023**. Interviews will be held the week following.

GUIDE PRICE

Offers in excess of £1,000,000 are invited.

INFORMATION PACK

Please email william.matthews@brutonknowles.co.uk for further information and access to the Data Room which contains planning and technical information. This should be reviewed fully before submitting an offer.

VIEWING

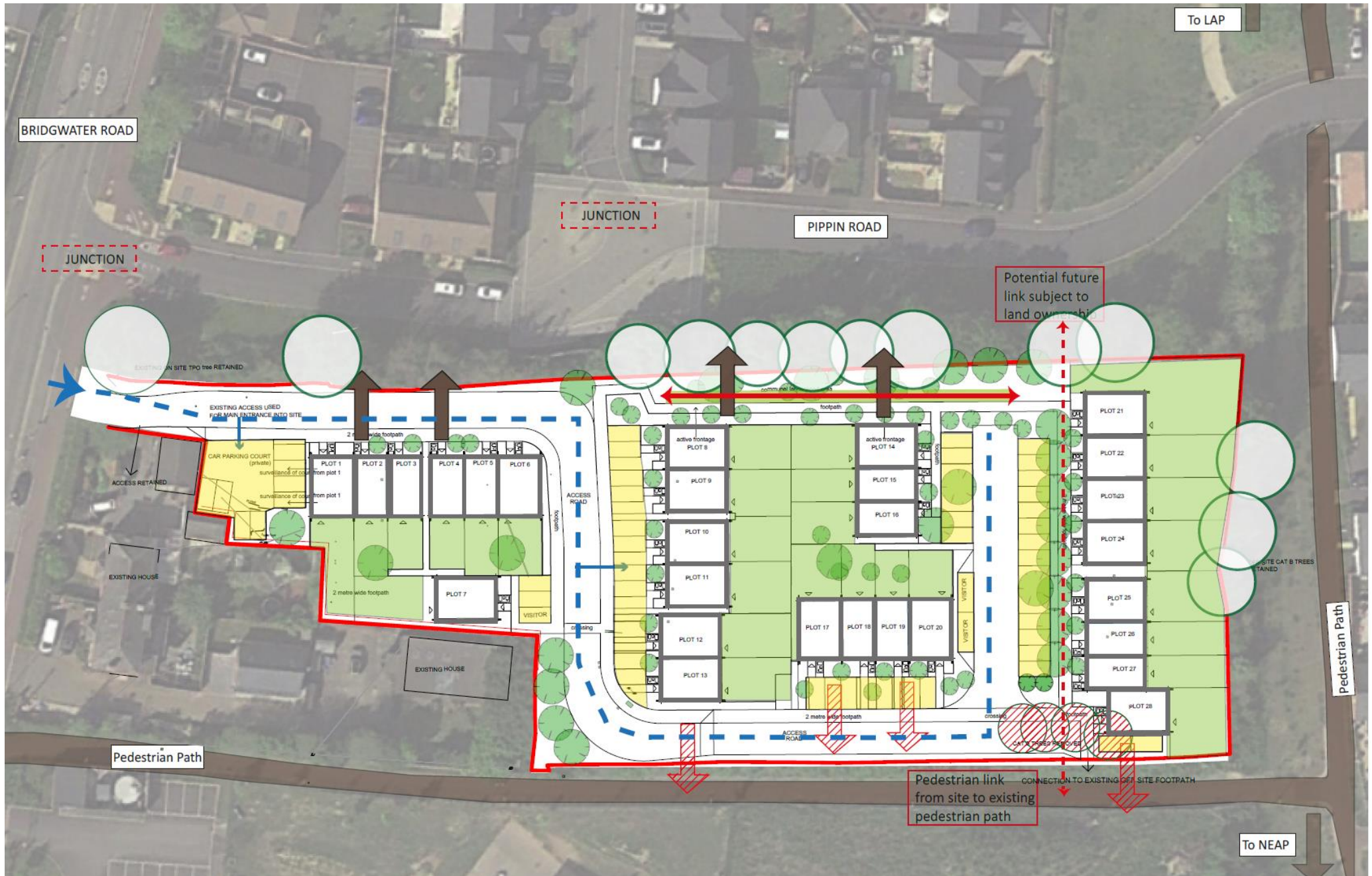
By prior appointment only with the Sole Selling Agents.

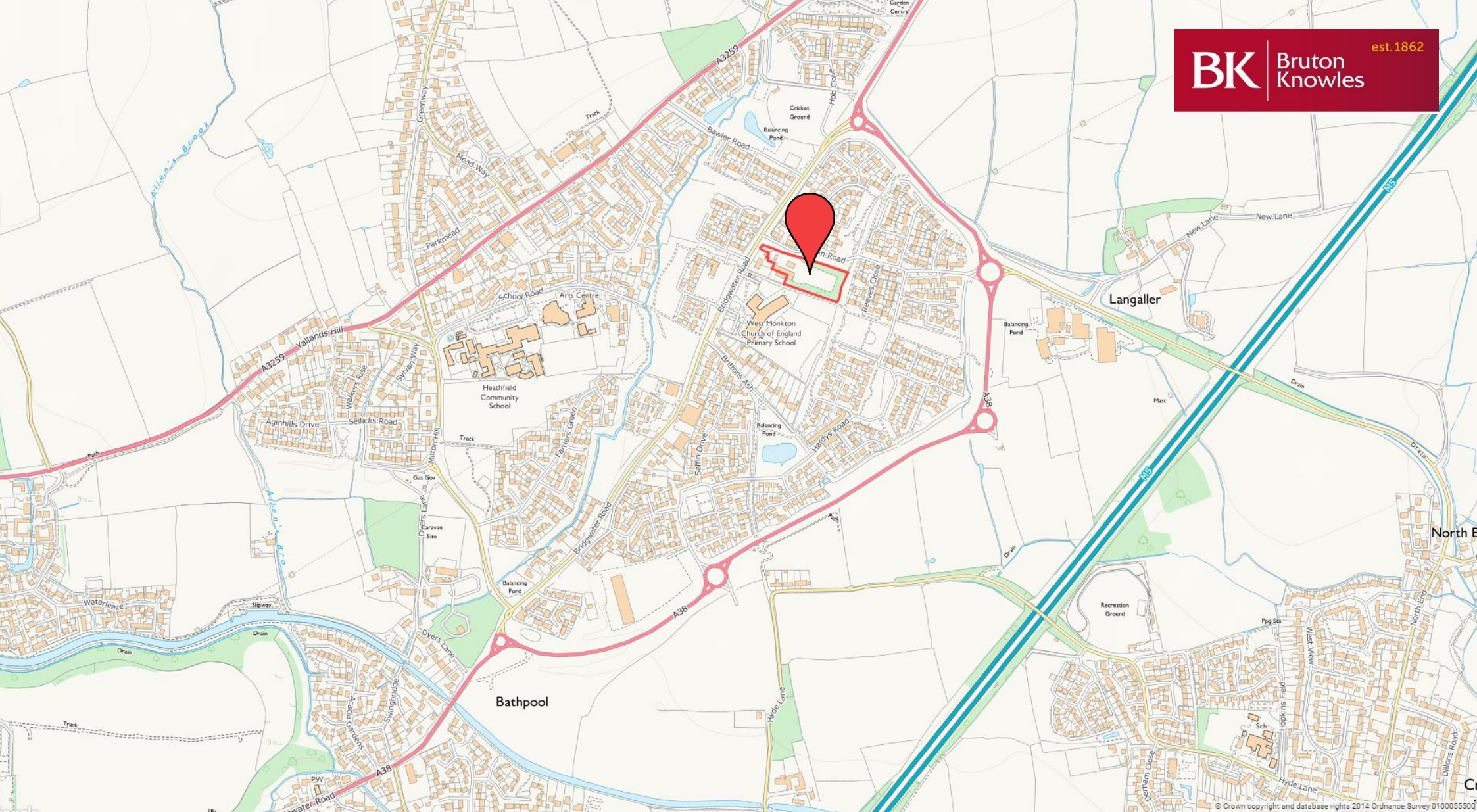
- **Friday 19th May – 11.00 to 13.00pm**
- **Friday 26th May – 14.00 to 16.00pm**

Subject to Contract April 2023



Indicative Site Layout by Berkeley Vale Homes



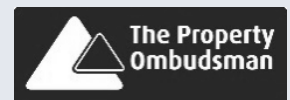


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Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.