

# DEVELOPMENT OPPORTUNITY

## Northload Bridge Farm, Glastonbury, BA6 9LE

**alder king**

PROPERTY CONSULTANTS



## Development Partner Sought

- Potential for future residential or mixed use development (STP)
- Approximate area of 1.05 ha (2.6 acres)
- Flood Zone 1
- 3.8 years housing land supply (as at December 2019)

**Bids by Midday on  
Thursday 28th May 2020**



# Northload Bridge Farm, Meare Road, Glastonbury, BA6 9LE

## Description

Alder King are instructed by the Landowners to seek a development partner on land at Northload Bridge Farm, Meare Road, Glastonbury.

The parcel extends to circa 1.05 hectares / 2.6 acres (subject to measured survey) and is bounded by Meare Road and Godney Road to the west and land in private ownership to the east.

The site is broadly level and there is a reën to the northern boundary. We understand the site is in Flood Zone 1, meaning it may suitable for residential development amongst other uses, subject to planning.

At present the site is accessed via an entrance on to Godney road, close to the junction with Meare Road. Whilst we have not conducted any Highways surveys, we believe the land adjoins the public highway / Somerset County Council land closer to the roundabout on the A39 which may form a more suitable access / egress point.

## Location

Glastonbury is a popular market town in Somerset and situated on the Somerset Levels. It is one of the main settlements within Mendip and accordingly enjoys such facilities associated with its position such as several supermarkets, schooling for all age groups, health and leisure amenities. Additionally the town is well know for its festival and range of independent and alternative shops and markets.

It is well situated for the M5 being, circa 14 miles distant and other strategic routes such as the A39.

There are several local employers of note, to include Clarks Village at Street as well as a range of business and industries on the various Retail and Industrial parks nearby.

The town is also home to several tourist attractions to include Glastonbury Abbey, the Tor and the Somerset Rural Life Museum .

## Planning

Whilst the land is out side of the settlement boundary, it sits adjacent to it and is well located in this Primary Tier settlement.

Upon reviewing the LPA's website, it seems there have been no planning applications since 1948 and the nearest major consent was for 165 dwellings (with access off the A39 on land which sits to the North East. This was later reduced to 133 units at Reserved Matters Application. Part of this application comprised a pedestrian crossing point across the A39 which will be within 1/2 mile.

This application establishes the principle of new growth to the west of the town, as is referenced in Mendip's emerging Local Plan Part II: Sites and Policies.

Notwithstanding that the site has no formal designations, it is acknowledged that Glastonbury is a heavily constrained settlement with limited areas for growth so this is to be seen positively in the context of crossing the A39.

We have not conducted any Highways consultation however the current access is may not to be suitable for intensification, however the site appears to abut the adopted highway to the east on Northload Bridge and is also therefore more suited to pedestrian access.

Alternatively, a Class Q application could be made to the Local Planning Authority for a change of use of the existing agricultural building onsite to residential use in the form of one or more new dwellings (up to 5). Associated works are allowed as part of the permitted development rights, such as building operations for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services.

Mendip District Council released a statement in December 2019 on its five year housing land supply position which confirmed a supply equating to 3.8 years.

As this falls below the requirement of a five year supply, local spatial policies with respect to limits of development can be considered out-of-date and paragraph 11 of the NPPF is triggered. This states that planning decisions should apply a presumption in favour of sustainable development.

## Title

Title number WS83279

## Proposal

Our clients have instructed Alder King to seek a Development Partner to secure a residential led planning consent. Their preference is for a Promotion Agreement but proposals are also invited on Conditional Contract or Option to achieve this objective.

## Local Authority

The site is situated within Mendip Borough Council.

## Bid Deadline

Proposals / informal tenders are sought on the above basis, to be received in writing by noon on Thursday 28th May 2020. A bid proforma will be provided and is available in the dataroom.

## Information Pack

Further information and documents are available to view via the link [HERE](#)

# Northload Bridge Farm, Meare Road, Glastonbury, BA6 9LE

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA.

A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## Viewing Arrangements

As there is security at the property, please contact us if you wish to view the site and we will notify them in advance.

## Alder King Property Consultants

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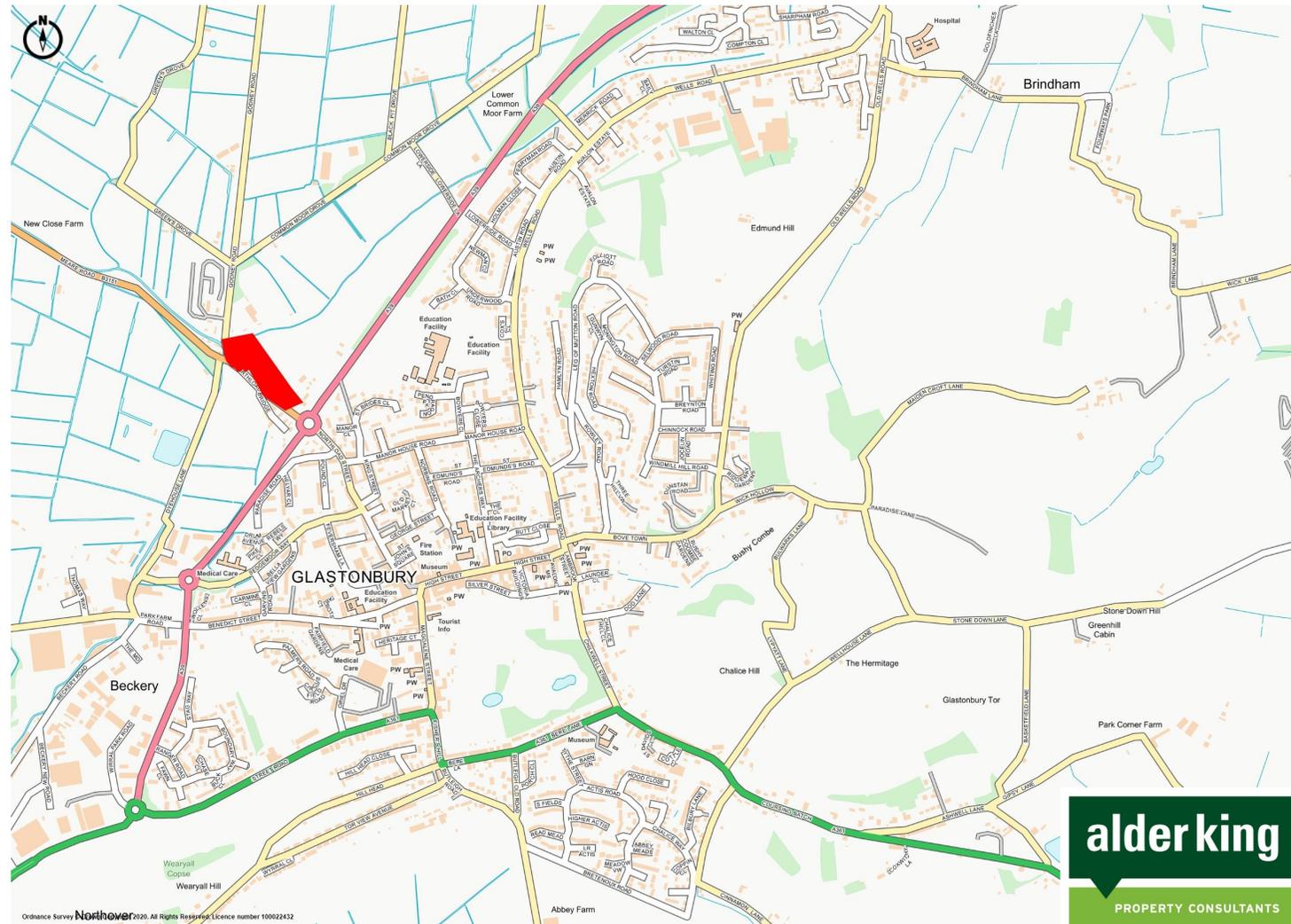
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Date: 10 March 2020

Ref: SJM/AM/91953



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Promap v2  
LANDMARK INFORMATION

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