

Residential Development Land

Land off A358 and Chaffcombe Road, Chard, Somerset TA20 1BE

For Sale



- Residential development land abutting the built-up area of Chard
- Allocated for development within the adopted South Somerset Local Plan
- Part of the Chard Eastern Development Area
- Land extends to approximately 3.81-acres (1.54-ha)
- For sale by informal tender
- Conditional sale (conditional on grant of detailed planning permission for residential development)
- Offers invited

Greenslade Taylor Hunt

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Location

The market town of Chard is located within the administrative area of South Somerset District Council. It is the second largest town in South Somerset, with a population of approximately 13,074 residents (2011 Census).

Chard is located on the southern edge of the county of Somerset. It is bi-sected by the A358 (Furnham Road) (leading north to Ilminster and south to Axminster) and the A30 (leading west to the A303 and Honiton and east to Crewkerne).

The town provides a comprehensive range of facilities and amenities, including St. Mary's parish church, 4no. primary schools, 2no. secondary schools (Holyrood Academy and Chard School), various business and industrial estates, 3no. food stores (including Tesco and Sainsbury's), various banks, a range of public houses, cafes and restaurants and a range of national, regional and local shops and businesses.

Communications

Road – The land has road frontage onto the A358. This road links to Ilminster and Taunton to the north and to the A30 to the south. It provides routes to Exeter and London (via the A303).

Rail – Crewkerne railway station is approximately 9-miles to the east. It provides mainline services to Exeter St. Davids and London Waterloo.

Air – Exeter International Airport, which is a hub for Flybe, is approximately 27-miles to the south-west. It has scheduled and chartered flights to a range of national and international destinations.

Land

The land is located to the south of Welcome Home Farm.

Both the A358 and Chaffcombe Road provide road frontage to the west and south, respectively. The existing access is off Chaffcombe Road.

The land is abutted to the north and east by farmland and to the south and west by the roads as mentioned above. It is abutted to the south-west by housing.

The land comprises of agricultural land. It, in total, extends to approximately 3.81-acres (1.54-hectares).

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

Planning

The land falls outside of, but abuts, the built-up area and is within the settlement boundary of Chard.

The land is allocated in the South Somerset Local Plan (2006-2028) under planning policies PMT1, PMT2, SS3 and SS5. It is part of the Chard Eastern Development Area (CEDA). It, together with the adjoining land shown outlined blue on the aerial photograph above, forms part of the CEDA.

The CEDA includes at least 2,716no. new homes, 13-hectares of employment land, 2no. new primary schools, 4no. neighbourhood centres, highway and infrastructure and improvements (including an eastern by-pass) and sports and open space provision. It is subject to phasing during the period of the plan.

South Somerset District Council is undertaking an early review of its Local Plan. The allocation under the planning policies set out in the existing Local Plan will be transferred into those set out in the new Local Plan Review.

The South Somerset Authority Monitoring Report (September 2017) confirms that the District Council cannot demonstrate a 5-year housing land supply in its district area. It can only demonstrate 4.2-years.

Local Authority

South Somerset District Council
Council Offices
Brympton Way
Yeovil
Somerset
BA20 2HT

T: (01935) 462462

E: planning@southsomerset.gov.uk

W: www.southsomerset.gov.uk

Tenure and Possession

The seller owns the freehold (title absolute) of the land being offered for sale. It is registered with the Land Registry under title number: WS18851.

Method of Sale

We are offering the freehold of the land 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

We are seeking offers on a conditional basis (conditional on grant of detailed planning permission for residential development).

Offers invited.

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 will not be opting to tax; therefore, VAT will not be payable in addition to the sale price. All interested parties should make their own enquiries of HMRC.

Ransom Strip

The seller will retain a 1-metre wide ransom strip between points 'A' and 'B' as shown on the site plan overleaf. The buyer will provide a road and services up to the ransom strip. This will be of sufficient capacity to access and service the adjoining land, which is in third party ownership.

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 of the mains services are available in either the A358 or Chaffcombe Road, with the mains sewer available to the north of the land.

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

Additional Information

The information pack is available, via the link, as set out below:-

<https://www.dropbox.com/sh/y2455xti56yagf/AADfKzxIQeUvIbuOzcyyDxaNa?dl=0>

Viewings

All viewings are strictly by appointment.

Directions

Sat Nav: TA20 1BE

From junction 25 of the M5 motorway, head south-east along the A358 for approximately 9-miles. At the Southfields roundabout take the 4th exit signposted Donyatt/Broadway/Horton/ Chard. Continue on the A358 for approximately 4-miles.

The land is on the left-hand side directly opposite Thorndun Park Drive. It will be identified by a Greenslade Taylor Hunt signboard.

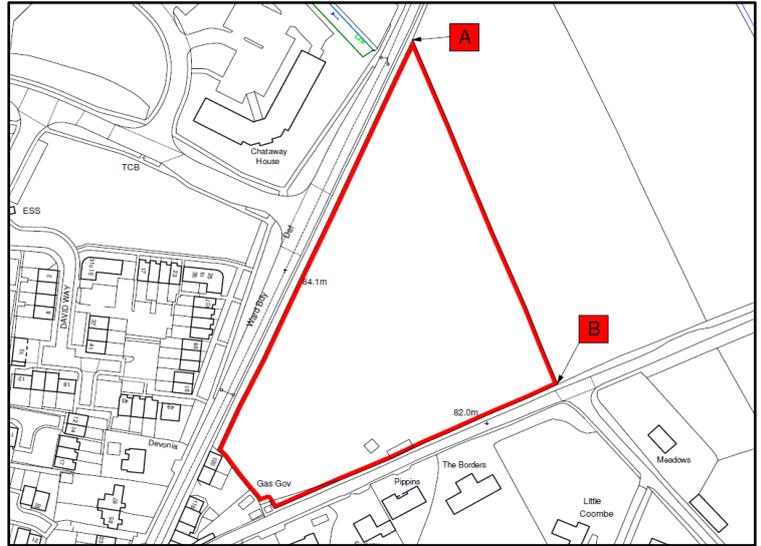
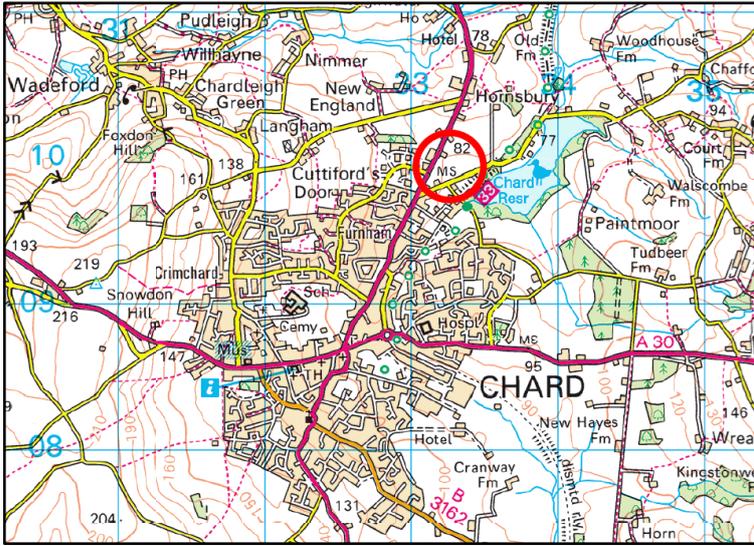




Location Plan



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.

For further information please contact:-

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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.

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