



Land off Main Street

Walton - Nr. Street - Somerset - BA16 9QY

Illustrative Site Layout Plan imposed on an aerial photograph



Land off Main Street Walton, Nr. Street, Somerset BA16 9QY

Residential development site with outline planning permission for the erection of up to 6no. dwellings (all open market), together with associated infrastructure works. An exciting opportunity on the edge of the popular village of Walton.



The site extends, in total, to approximately 0.58-acres (0.23-hectares).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

George Williams

01823 334466

George.williams@gth.net

The village of Walton is located within the administrative area of Somerset Council (SC), formerly Mendip District Council (MDC). It lies just west of Street approximately 1.6-kilometres (1-mile).

The village also benefits from easy access to the historic town of Glastonbury, which is approximately 4.5-kilometres (2.8-miles) to the north-east and the Cathedral City of Wells, which is only approximately 14.5-kilometres (9-miles) to the same.

The Mendip Hills Area of Outstanding Natural Beauty are within easy reach approximately 16-kilometres (10-miles) to the north and are renowned for their abundance of wildlife and dramatic landscapes.

COMMUNICATIONS

Bus – The village is served by a comprehensive bus service which operates routes to Bridgwater, Taunton, Martock, Street and Wells. The nearest bus stop is approximately 550-metres/1,800-feet from the site.

Rail – Bridgwater Railway station is approximately 16-kilometres (10-miles) from the village, which operates on the Taunton to Bristol line. Taunton Railway Station is approximately 2-kilometres (20-miles). This offers mainline services between London Paddington and Penzance. Trains from Taunton to London Paddington take approximately 1hour 45-minutes.





Air – Bristol International Airport is approximately 40-kilometres (25-miles) to the north and has scheduled and chartered flights to a range of national and international destinations.

SITE

The site is located to the west of Walton. It is abutted to the north by Main Street (A39); to the east by an existing house; to the south by agricultural land; and to the west by a house that fronts onto Bramble Hill.

The site extends, in total, to approximately 0.58-acres (0.23-hectares). It is shown outlined in red on the site plan overleaf. This is shown for identification purposes only and the plan is not to be relied upon.

It is currently agricultural land. It is currently accessed from Main Street to the north. A new junction will need to be formed off Main Street.

The purchaser will be obligated to construct the road to serve the proposed residential development scheme (PRDS), to an adoptable standard. The specifications for the road are contained within the information pack. Ownership of the road will remain with the seller until such time as the road is adopted.

There is a foul drainage tank contained within the site. This is already connected to the main sewer on Main Street. We understand that the tank has capacity to serve all of the dwellings contained within this site and is currently servicing 2no. existing dwellings (including one owned by the seller).

OUTLINE PLANNING PERMISSION

Somerset Council (SC) granted outline planning permission (OPP) (application number: 2020/0832/OTS) after an appeal dated 2nd of August 2024, for the erection of 6 dwellings with all matters reserved except access.

PHOSPHATE MITIGATION STRATEGY

There is a phosphate mitigation strategy (PMS) in the form of upgrading 2no. existing septic tanks to new package treatment plants (PTP). The incoming buyer will need to undertake all works associated with the phosphate mitigation strategy in accordance with the outline planning permission and section 106 agreement. Please see the information pack for further details.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The PRDS comprises of 6no. dwellings (all open market), together with associated infrastructure works.

The proposed site layout plan (drawing number: 2020_0832_OTS) is shown to the left. It comprises of 2no. 4-bed dwelling, 3no. 3-bed dwellings and 1no. 2-bed dwelling.

The scheme could be value engineered through the reserved matters application. We proposed that the larger dwellings are placed at the rear, with the smaller dwellings fronting Main Street. In addition, we are of the opinion that the dwelling sizes should be reduced to maximize the value of the site.

SECTION 106 AGREEMENT

We understand that SC has not requested any Section 106 Agreement obligations/contributions in relation to the PRDS to be built on the site, apart from in relation to the PMS.

COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will be not payable to SC, as the former MDC area has not adopted CIL

LOCAL AUTHORITY

Mendip District Council
Cannard's Grave Road
Shepton Mallet
Somerset
BA4 5BT

T: (0300) 303 8588

W: www.mendip.gov.uk/planning

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: ST89570.

METHOD OF SALE

We are offering the freehold for sale by private treaty.

GUIDE PRICE

Price on application.

Offers are invited on both a conditional and 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 will not be opting to tax; therefore, Value-added Tax (VAT) will not be payable in addition to the sale price.

All interested parties should make their own enquiries of 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.

RIGHTS AND RESERVATIONS

The rights and reservations are contained within the information pack.

SERVICES

We understand that all mains services are available on or near the site. Please see the enclosed covering letter for more information on the foul drainage tank located within the site.

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

ADDITIONAL INFORMATION

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

<https://www.dropbox.com/sh/gmsqeglpv2w4po6/AAZgU25L-Wq1C0ik6gKriea?dl=0>

<https://www.youtube.com/watch?v=SIQXBrMyNn0>

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this site 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 site 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: BA16 9OY

what3words: deserved.reissued.habit

From Street, head along with A39 west (approximately 1-mile/1.6-kilometres). The site is located on the left at the end of Walton, opposite the former Walton Gateway public house. It will be identified by a Greenslade Taylor Hunt signboard.



From the M5, head south-east along Puriton Hill. At the end of Puriton Hill, turn left onto the A39. Follow the A39 for approximately 8-miles/13-kilometres. The site is located on the right as you come into Walton, opposite the former Walton Gateway public house. It will be identified by a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the reserved matters application. 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 residential development scheme and advice on marketing of the new homes. 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

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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.

Photographs taken April 2022

Sales Brochure prepared August 2024

Property reference: TAL220008



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