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RESIDENTIAL DEVELOPMENT SITE

Former Porlock Abattoir - Porlock Hill Road - Porlock -
Somerset - TA24 8PT



Aerial photograph (taken from the north-west)

RESIDENTIAL DEVELOPMENT SITE

Former Porlock Abattoir - Porlock Hill Road - Porlock - Somerset - TA24 8PT

Residential development site with reserved matters approval for 11no. dwellings. This is an exceptional site, in an elevated position, in the village of Porlock.



The site extends, in total, to approximately 0.74-hectares (1.84-acres).

There is also a paddock to the north that extends, in total, to approximately 2.0-hectares (5.1-acres). Available via separate negotiation.

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

George Williams

01823 334466

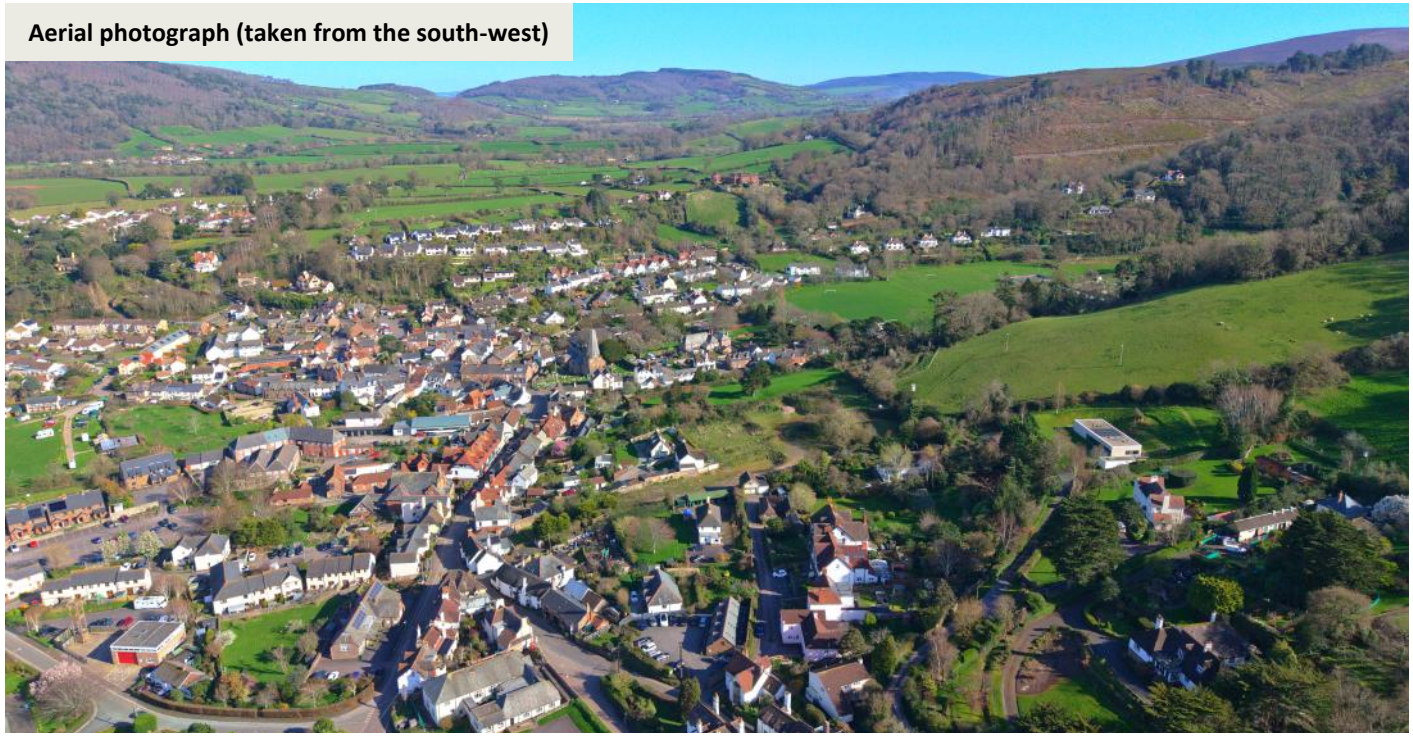
george.williams@gth.net

Oliver Walker

01823 334466

oliver.walker@gth.net

Aerial photograph (taken from the south-west)



Aerial photograph (taken from the east)



LOCATION

The village of Porlock is located within the administrative area of Somerset Council (SC) (formerly Somerset West and Taunton). It is situated within Exmoor National Park, which is known for its dramatic landscapes and abundance of wildlife. The village has a population of approximately 1,358no. residents (2024 Census).

Porlock has a comprehensive range of facilities and amenities, including (but not limited to): 2no. churches, a village hall, a primary school, a recreation ground, Porlock Cricket Club, SPAR convenience store, a holiday park and a number of public houses.

The village also benefits from close links to the town of Minehead, approximately 9.0-kilometres (5.6-miles) to the east. The town has a range of ecclesiastical, educational, cultural, employment, leisure, recreational and shopping facilities and amenities including (but not limited to): a number of supermarkets, Butlin's Resort and Holiday Park, Minehead and West Somerset Golf Club, both primary and secondary schools, Minehead Beach, a number of hotels and a variety of shops, pubs, cafes, and restaurants.

COMMUNICATIONS

Road - Porlock is bisected by the A39, which provides access south-west to Barnstaple, Bideford and beyond and access east to Minehead, Bridgwater and beyond. Junction 23 of the M5 Motorway is accessible via the A39.

Rail - Taunton railway station is approximately 45.5-kilometres (28.3-miles) to the south-east. It provides mainline services to Exeter St David's, Cardiff Central, Bristol Temple Meads and London Paddington.

Air - Exeter International Airport is approximately 81.4-kilometres (50.6-miles) to the south. Alternatively, Bristol Airport is approximately 88.9-kilometres (55.3-miles) to the north-east. Both offer scheduled and chartered flights to a range of national and international destinations.

SITE

The site is situated centrally within Porlock. It comprises a former abattoir. The site has been cleared and the buildings have been demolished.

It is bound to the north by Porlock Hill Road; to the east by residential dwellings and agricultural land; to the south by agricultural land; and to the west by residential dwellings and gardens.

It extends, in total, to approximately 0.74-hectares (1.84-acres). The site 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.

There is also a paddock to the north that extends, in total, to approximately 2.0-hectares (5.1-acres). The paddock is shown outlined in blue on the site plan overleaf.

OUTLINE PLANNING PERMISSION

Exmoor National Park Authority (ENP), on 3rd December 2017, granted outline planning permission (OPP) (application number: 6/27/18/117) for the demolition of existing buildings and the erection of 11no. dwellings, together with associated infrastructure works. All matters were reserved with the exception of access.

RESERVED MATTERS APPLICATION

ENP, on 5th May 2023, granted reserved matters consent (application number: 6/27/22/113). This was for the demolition of the existing disused buildings and the erection of 11no. dwellings with associated infrastructure works. Various conditions have been discharged to date, all of which are contained within the information pack.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises a total of 11no. dwellings, consisting of 7no. open market units and 4no. affordable units. The development includes a mix of 4no. 2-bed flats, 4no. 3/4-bed detached dwellings and 3no. 4-bed detached dwellings. The Gross Internal Floor Areas (GIFAs) of the proposed dwellings are provided below. These exclude any internal garaging.

The site layout of the PRDS is shown to the right.

Access will be provided via the existing vehicle access from Porlock Hill.

PLOT NO.	GIFA
Plot 1 & 3 (Ground Floor Flat)	70-sq.m. (761-sq.ft.)
Plot 2 & 4 (First Floor Flat)	76-sq.m.(827-sq.ft.)
Plot 5 (3/4 Bed Dwelling with Internal SG)	206-sq.m.(2,228-sq.ft.)
Plot 6,7,8 (4 Bed Dwelling with Internal SG)	209-sq.m. (2,250-sq.ft.)
Plot 9,10,11 (3/4 Bed Dwelling with Internal DG)	206-sq.m.(2,228-sq.ft.)

Proposed Site Layout Plan



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

Ground photograph (taken from the south)



Aerial photograph (taken from the north-east)



SECTION 106 AGREEMENT

The Section 106 Agreement requires the developer to provide a total of 4no. affordable dwellings on site. The dwellings must be offered at 35% below open market value. The proposed affordable dwellings are plots 1 - 4.

The Section 106 Agreement is contained within the information pack.

COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will not be payable, as CIL is not charged in the former West Somerset District area.

LOCAL AUTHORITY

Exmoor National Park Authority
Exmoor House
Dulverton
Somerset
TA22 9HL
T: (01398) 323665
W: planning and Local Plan
E: plan@exmoor-nationalpark.gov.uk

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: ST238244.

METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion.

GUIDE PRICE

The guide price is in the region of **£600,000.**

Offers are invited on an unconditional basis.

VALUE ADDED TAX

The seller will not opt to tax; therefore, 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.

RIGHTS AND RESERVATIONS

If the land north of the site is not included within this sale, full access rights to it will need to be retained through the site.

SERVICES

All mains services are available near or on the plot.

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/k3a09xi7qlyfuwj86v3np/AHofHk4hB8BpjWknaC5usVM?rlkey=6373bhvp71i83a7hkwz1k8ghp&st=adb8xqcg&dl=0

https://youtu.be/EmhS4L4bD3E

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: TA24 8PT

What3words: enthused.issued.payout

From Junction 24 of the M5 motorway, head north on Taunton Road into Bridgwater town centre. At the traffic lights, turn left onto Broadway. Continue to the roundabout and take the first exit onto Wembdon Road. Remain on this road until you reach the next roundabout, then take the first exit signposted Minehead (A39). Follow the A39 for approximately 47.7-kilometres (29.7-miles) until you reach Porlock. The site will be identified with a Greenslade Taylor Hunt signboard.

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 homes and advice on marketing the property. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net

Our New Homes Services are 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.

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4. 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: March 2026

Sales Brochure produced: April 2026

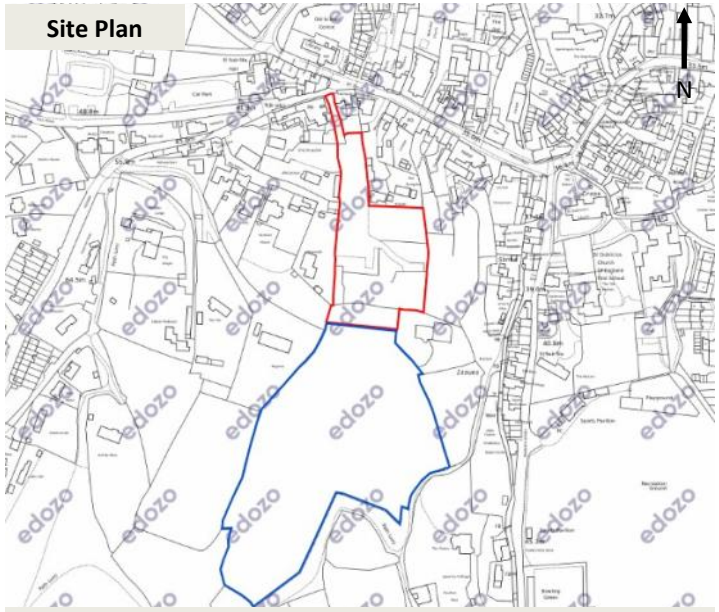
Property reference: TAL260015

Location Plan



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

Site Plan



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

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.

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