



DEVELOPMENT PLOT

Land at Corner Close - Edington - Nr. Bridgwater - Somerset -
TA7 9JB

Aerial photograph (taken from the south-west)



DEVELOPMENT PLOT

Land at Corner Close - Edington - Nr. Bridgwater - Somerset - TA7 9JB

Residential development site with outline planning permission for 1no. detached dwelling (open market).

This is an exceptional plot in a rural location on the edge of the popular villages of Edington and Catcott.



The site extends, in total, to approximately 0.15-hectares (0.38-acres).

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

Pippa Savage

01823 334466

pippa.savage@gth.net

Aerial photograph (taken from the west)



Aerial photograph (taken from the east)



LOCATION

The village of Edington is located within the administrative area of Somerset Council (SC) (formerly Sedgemoor District Council (SDC)). It has a population of approximately 373no. residents (2021 Census).

Edington has a basic range of facilities and amenities including (but not limited to): St George's Church, a village hall, a supermarket and post office, a chapel and a doctor's surgery.

Edington benefits from close links to the neighbouring villages of Catcott and Chilton Polden (to the east and west). Both have a comprehensive range of facilities and amenities including (but not limited to): a primary school, public houses (The Crown Inn and Leather and Lace), playing fields, café, a car garage and a gym.

The expanding town of Bridgwater is approximately 7.6-miles (12.2-kilometres) to the west. It has a range of ecclesiastical, educational, cultural, recreation/leisure and shopping facilities and amenities. The town has seen exceptional growth and investment in recent years and is home to a number of major employers, including Refresco Beverages, Langdon Group, Morrisons and Mulberry.

The site is located approximately 8.9-kilometres (5.5-miles) east of the Gravity Enterprise Zone, approximately half of which will be taken up by a £4-billion gigafactory being developed by Agravitas for the production of electric vehicle batteries for Jaguar Land Rover. The facility is expected to be operational by 2026 and should create up to 4,000no. jobs. In addition, Hinkley Point Nuclear Power Station is approximately 21.7-kilometres (13.5-miles) to the north-west. Under construction is Hinkley Point C, which is costing between £41.6-billion and £47.9-billion and is intended to become operational between 2029 -2031. These projects are creating high demand for new homes.

COMMUNICATIONS

Road - Edington is located just off the A39. The A39 provides access east to Street, Glastonbury and Wells and west to Woolavington and Bridgwater. Therefore, it provides easy access to Junction 23 of the M5 motorway, making it ideal for those commuting to work in Bristol, Exeter or further afield.

Rail - Bridgwater railway station is approximately 12.1-kilometres (7.5-miles) to the west and Taunton railway station is approximately 32.3-kilometres (20.1-miles) to the south-west. Both provide services to Exeter (Central and St Davids), Cardiff Central, Bristol Temple Meads and London Paddington.

Air - Bristol Airport is approximately 38.1-kilometres (23.7-miles) to the north-east, via the A38. It has scheduled and chartered flights to a range of national and international destinations.

LAND

The land is situated off Broadway, a well-maintained road to the east of the village centre. It comprises amenity land.

It is abutted to the north by Manor Road and residential dwellings beyond; to the east by residential dwellings; to the south by agricultural land; and to the west by Broadway.

It extends, in total, to approximately 0.15-hectares (0.38-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.

OUTLINE PLANNING PERMISSION

SC, on 15th October 2025, granted outline planning permission (OPP) (application number: 26/25/00002). This for the erection of 1no. detached dwelling (open market). All matters were reserved with the exception of access. The permission is subject to 9no. conditions.

RESERVED MATTERS APPLICATION

Any prospective buyer will need to submit a reserved matters application (RMA) to detail the appearance, landscaping, layout and scale to define the proposed dwelling.

PROPOSED DWELLING

The proposed dwelling is likely to comprise of 1no. detached 4/5-bed dwelling. Externally, there is space for a driveway, double garage and garden area. Access will be formed off Broadway.

SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the OPP; therefore, we understand there will not be any contributions due.

COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL) will be payable if the proposed dwelling is built by a housebuilder/developer, but it will not be payable if it is built by a self-builder due to an exemption for self-build schemes.

Aerial photograph (taken from the north)



Aerial photograph (taken from the north-east)



Ground photograph (taken from the south)



Ground photograph (taken from the east)



LOCAL AUTHORITY

Somerset Council
County Hall
Taunton
Somerset
TA1 4DY

T: (0330) 123 2224

E: planningsouth@somerset.gov.uk

W: www.somerset.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: ST305219.

OVERAGE

Our clients preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

METHOD OF SALE

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

GUIDE PRICE

The guide price is offers in excess of **£225,000**.

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.

SERVICES

All mains services are available near or on the plot. All interested parties should make their own enquiries with the Statutory Utility Providers.

Photographs taken & Brochure produced: April 2026

ADDITIONAL INFORMATION

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

<https://www.dropbox.com/scl/fo/gl5vivizyou13f3brm4f/AJNOpVuyVHJsk36FI3yqyiA?rlkey=ac91659vu0dxtu4lojoi5ysm1&st=j4v64he7&dl=0>

<https://youtu.be/aQ0cv8kPvr8>

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: TA7 9JB

What3words: pictures.knees.reboot

From Junction 23 of the M5 motorway, take the first exit on the roundabout if heading southbound, or the third exit if heading northbound, onto the A39 signposted towards Wells.

Continue on the A39 passing through the village of Knowle and after approximately 5.6-kilometres (3.5-miles), take a left turning onto Holy Well Road. After 0.8-kilometres (0.5-miles) turn right towards Catcott and continue along the road until you reach the site which 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 (01823) 334466 and its email address is: landplanning.taunton@gth.net

Our Planning Services are available via the link, set out below:-

[GTH Planning Services](#)

Property Reference Number: TAL260032

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

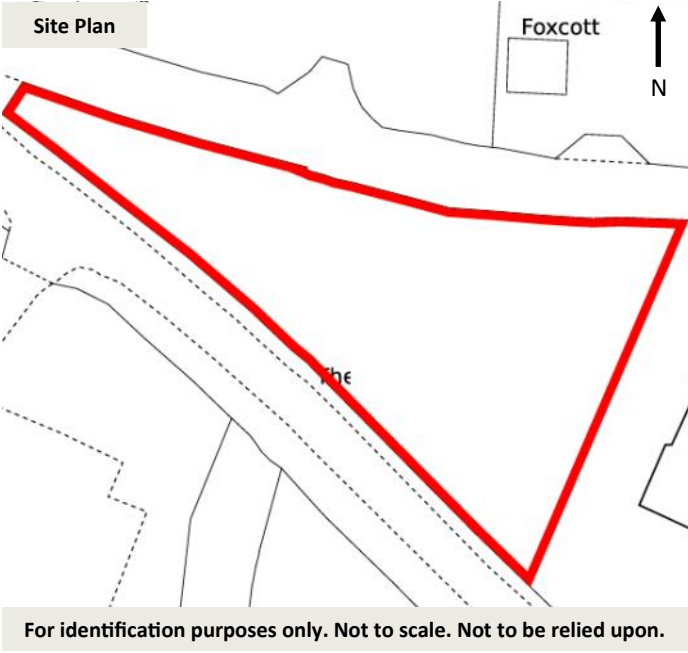
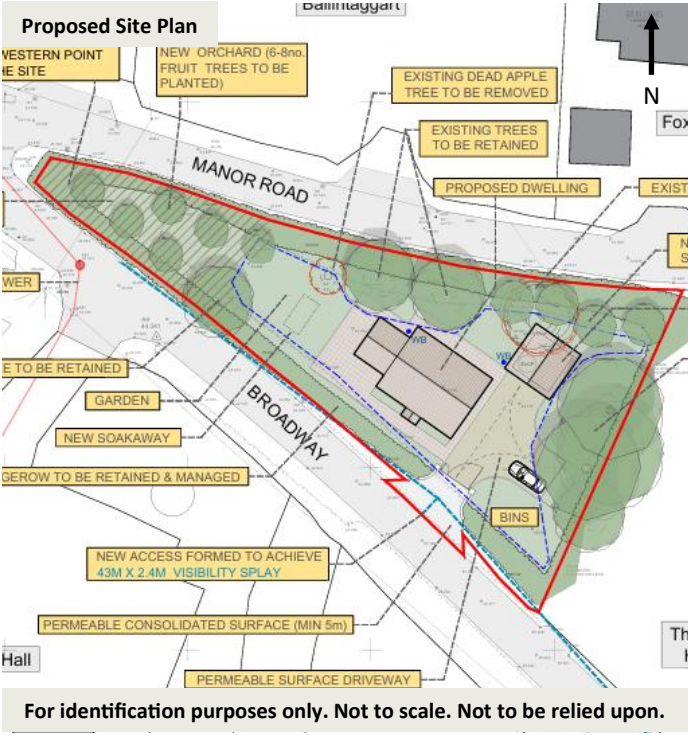
Our New Homes Services are available via the link, set out below:-

[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.
- 2. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
- 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.



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.

gth



RESIDENTIAL | LETTINGS | AGRICULTURAL | COMMERCIAL | DEVELOPMENT LAND & PLANNING | ARCHITECTURAL SERVICES | AUCTIONS | ANTIQUES SALEROOM

Offices across Somerset, Devon & Dorset and also Mayfair, London

GREENSLADE TAYLOR HUNT
www.gth.net