



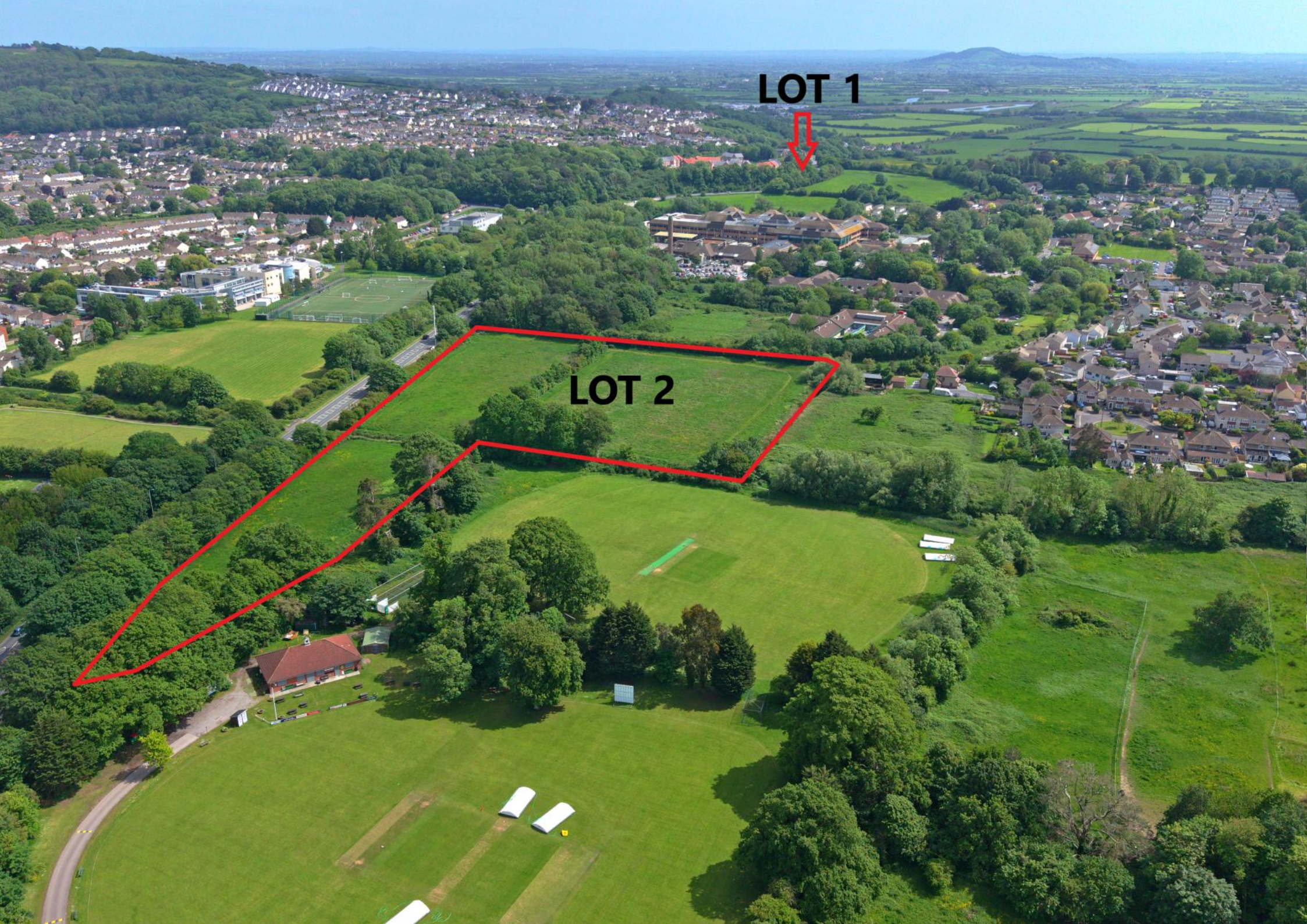
Two Blocks of Land with Development Potential

Land north and south of Uphill - Weston-super-Mare - Somerset - BS23 4TQ

LOT 1



LOT 2



DEVELOPMENT LAND

Land north and south of Uphill - Weston-super-Mare - Somerset - BS23 4TQ

Strategic development land adjacent to the popular village of Uphill and south of the expanding town of Weston-super-Mare.

Opportunities for both commercial and residential development (subject to planning).



Lot 1 extends, in total, to approximately 3.2-hectares (7.9-acres).

Lot 2 extends, in total, to approximately 2.9-hectares (7.3-acres).

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

George Williams

01823 334466

george.williams@gth.net

George Bennett

01823 334466

george.bennett@gth.net

LOCATION

Uphill is a village within close proximity to the town of Weston-super-Mare (WsM). The village has a population of approximately 8,177no. residents (2021 Census).

The village has a comprehensive range of facilities and amenities including (but not limited to):- a church (St Nicholas), public houses (The Ship Inn and The Dolphin), a primary school (Uphill Village Academy), a specialist school (Westhaven School), a village shop, a marina, boatyard and café and Uphill beacon.

WsM offers a range of ecclesiastical, educational, cultural, leisure/ tourism and shopping facilities and amenities. These include (but are not limited to): Weston General Hospital, Weston Beach, The Grand Pier, Birnbeck Pier, The Tropicana, Golf Clubs (WsM and Worlebury), Weston Bay Yacht Club, 2no. Rugby Club (Weston and Hornets), a number of churches (St Pauls, Christ Church and Holy Trinity), a number of retail outlets, drinking-establishments, eateries and takeaways.

WsM has an ever-popular beachfront, hosting various events through the year, such as cider fest, motorcross beach race and sand sculpture festival. Worlebury Woods is approximately 7.6-kilometres (4.7-miles) north and Brean Down national trust is approximately 15-kilometres (9.3-miles) south-west of the land.

COMMUNICATIONS

Road - Both parcels of land abut the A370. The road connects to the town centre approximately 3.4-kilometres (2.1-miles) north (via the Uphill/Beach Road) and to the M5 motorway (Junction 21) approximately 9.7-kilometres (6-miles) north-west via the dual carriageway. It connects to Bleadon approximately 3.7-kilometres (2.3-miles) to the south-east, East Brent approximately 8.4-kilometres (5.2-miles) to the south and the M5 motorway (Junction 22) is approximately 11.6-kilometres (7.2-miles) further south of the land.

Rail - WsM railway station is approximately 3.5-kilometres (2.2-miles) to the north. This runs on the Great Western railway line and provides services to Bristol, Bath and London Paddington (to the north-east) and services to Taunton, Exeter and Plymouth (to the south-west). The fast -train from WsM to London is approximately 2-hours.

Air - Bristol Airport is approximately 25-kilometres (15.5-miles) to the north-east, via the A38. It has scheduled and chartered flights to a range of national and international destinations.

Lot 1 - Aerial West



Lot 2 - Aerial South



Lot 1 - Aerial East



Lot 1 - Aerial North



Lot 2 - Aerial East



Lot 2 - Aerial North



LOT 1 - LAND SOUTH OF GRANGE ROAD

The land is situated south of Grange Road. It comprises agricultural land. It is divided into 2no. fields and extends, in total, to approximately 3.2-hectares (7.9-acres).

The land is abutted by Grange Road to the north; A370 (Bridgwater Road) to the east; Uphill Road to the south; and residential dwellings to the west.

The land currently has 2no. access points; one via Grange Road (to the north) and one via Uphill Road (to the south).

Lot 1 of development 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.

LOT 2 - LAND WEST OF THE A370

The land is located east of the village of Uphill and west of the A370 (Bridgwater Road). It is divided into 4no. Fields and extends, in total, to approximately 2.9-hectares (7.3-acres).

The land is abutted by Uphill Castle Cricket Club to the north; A370 (Bridgwater Road) to the east; Weston General Hospital to the south; and residential dwellings to the west.

The land is accessed via the A370 (to the east).

Lot 2 of development land that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only.

PLANNING

We are of the opinion that both parcels of land have potential for development - residential, commercial and other ancillary land uses.

Both parcels of land abut but falls outside the built-up area of Uphill and WsM.

The Local Plan map is shown to the left.

Adopted Local Plan (2008-2026)

NSC adopted the North Somerset Core Strategy (NSCS) in April 2012 for the period 2008-2026 and updated in January 2017.

Policy CS14 identifies WsM as the focus for new residential development in North Somerset and development will be employment led. Development outside settlement boundaries will only be acceptable where a site comprises a sustainable development (economic, social and environmental).

Policy CS28 sets out the strategic approach for the growth and regeneration of WsM, recognising it as the principal town within North Somerset and the primary focus for new development.

Emerging Local Plan (2026-2041)

North Somerset Council (NSC) is preparing a new Local Plan to guide development across the District from 2026 to 2041. This plan will replace the current adopted Local Plan. It is currently at the Pre-Submission Publication stage (Regulation 19), which is the final formal consultation before NSC submits their draft Local Plan to the Secretary of State.

The emerging Local Plan identifies WsM as a primary town within the district and as such is identified for significant growth. It is likely to accommodate 32% of new dwellings (which equates to 7,730no. dwellings).

Call for Sites

We made representation to NSC in November 2024. The representations are contained within our information pack.

5-Year Housing Land Supply

NSC are required to have a continuous 5-Year Housing Land Supply (5YHLS). As of March 2025, the appeal decision (appeal number: APP/D0121/W/24/3343144) confirms NSC has a 5YHLS of 2.79-years. This is detailed under Paragraph 123 on page 26 of the appeal decision notice. It equates to a shortfall of 3,704 new homes.

Housing Delivery Test

The Housing Delivery Test (HDT) results show NSC had an annual requirement of 3,598no. new homes between 2020-2023. The results states that I has delivered a total of 3,053no. new homes during this period. Consequently, its HDT 2023 measurement of 85%.

Planning Summary

There is a window of opportunity to capitalise on the need for housing and this is likely to enable the land to be brought forward for development.

In our opinion, the land is in sustainable location for development and fulfils criteria set out in the NPPF (economic, social and environmental). Therefore, the presumption in favour of sustainable development should apply.

SECTION 106 AGREEMENT

Any proposed development scheme is likely to liable for Section 106 Agreement contributions/obligations depending on the scale of development.

COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL) will be payable in relation to the new additional Gross Internal Floor Area (GIFA). The CIL charging schedule is contained within our information pack.

TENURE AND POSSESSION

The sellers owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: ST299298.

METHOD OF SALE

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

Both lots are either available together or separately.

GUIDE PRICE

The guide price of **Lot 1** is **£250,000**.

The guide price of **Lot 2** is **£185,000**.

The guide price for both **Lot 1 and 2** is **£435,000**.

Offers are invited on an unconditional basis.

SERVICES

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

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.

VIEWINGS

All viewings are strictly by appointment.

OVERAGE

Our clients preference is for an overage provision to be contained within the sale contract. The proposed details of the overage provision are contained below:-

The overage will be **25%** of the uplift between the price paid for the land on the date of completion of the sale and the market value of the land following the date of grant of a satisfactory planning permission (which means grant of outline, detailed or reserved matters pursuant to an outline, expiry of the Judicial Review challenge period and being free of challenge) (the trigger event) for development or implementation thereof.

This may occur on each and every occasion there is a permission. The term of the overage will be for **25-years** from the date of completion of the sale of the land. The additional payment will be due on the date of the latter of agreement or determination of it. Development means all types of development and use of the land for other non-development uses such as natural capital (carbon trading, phosphate and nitrate mitigation and biodiversity net gain).

Please speak to GTH for further information.

ADDITIONAL INFORMATION

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

https://www.dropbox.com/scl/fo/zgstke8vprf4sukac3405/AKx8WPgPWdyFxS5_rVPtCE?rkey=ta6ppqpdzrkadyb8fai4h4no3v&st=5fmnh6nt&dl=0

Lot 1 - <https://youtu.be/SZZsl0wAef8>

Lot 2 - <https://youtu.be/W18rcrJMifi>

HEALTH AND SAFETY POLICY

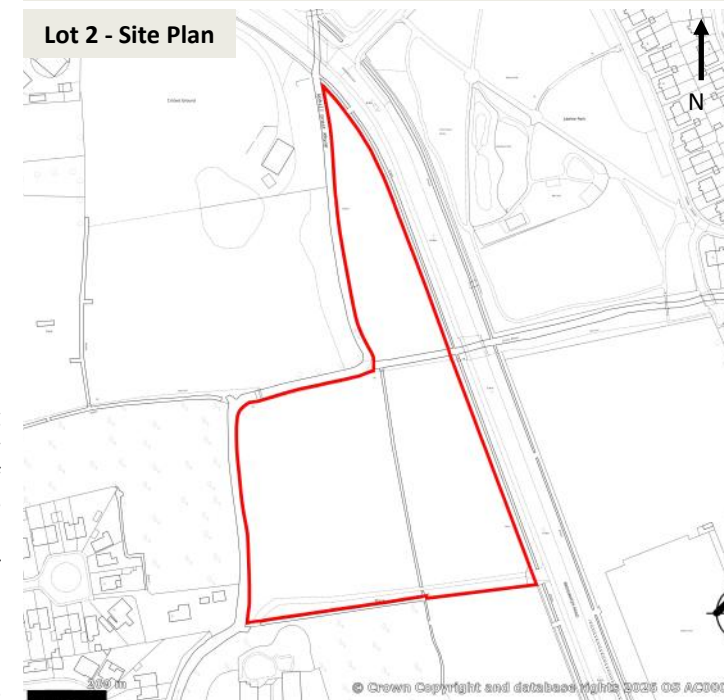
Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

RIGHTS AND RESERVATIONS

Lot 2 - Please note the landowner will retain a right of access across the land being sold to their retained land to the west.

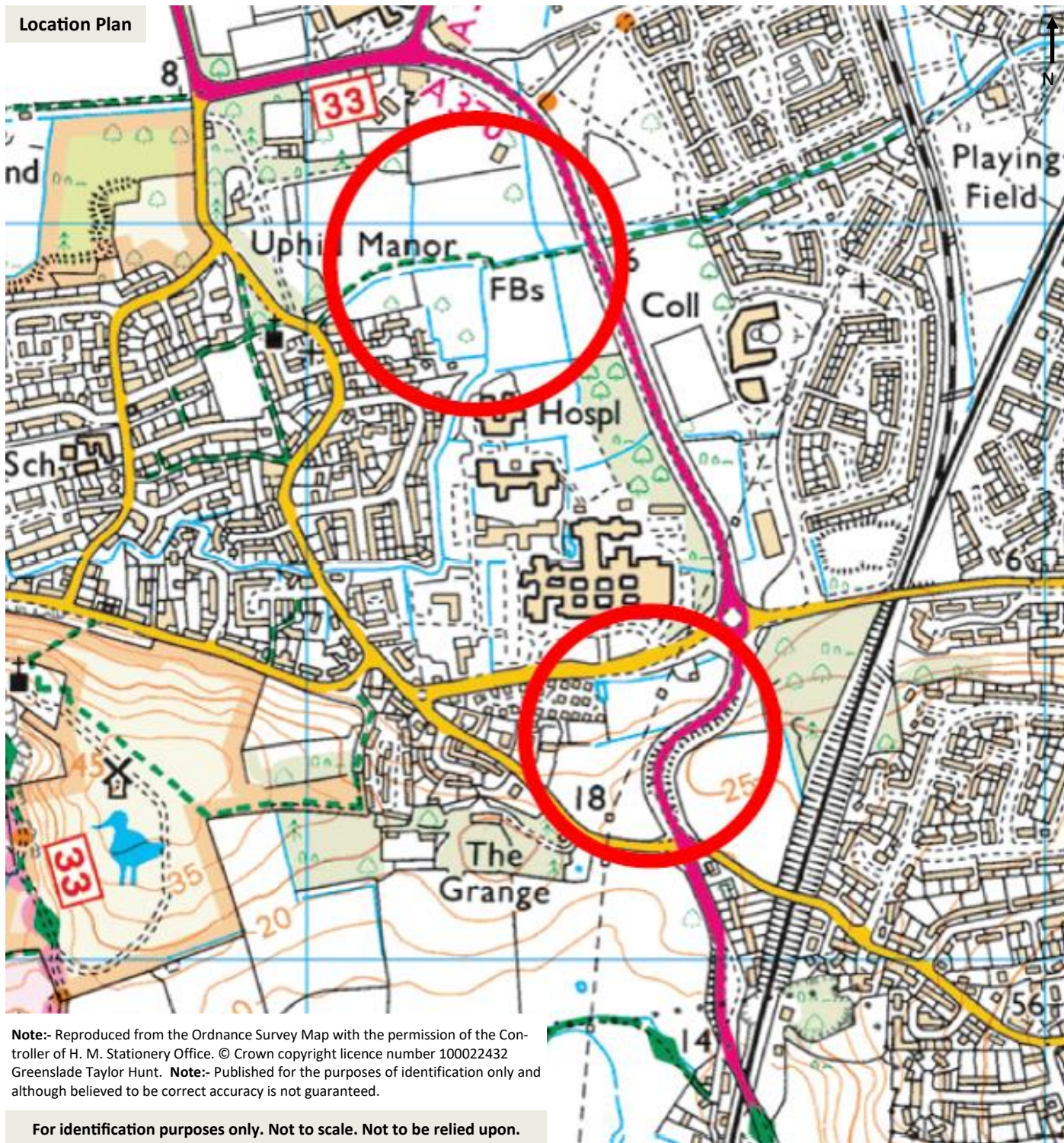


For identification purposes only. Not to scale. Not to be relied upon.



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

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

Please speak to the selling agent (GTH) for more information on this.

DIRECTIONS

Sat Nav: BS23 4TQ

What3words: Lot 1 - means.soap.coffee / Lot 2 - online.paying.locate

From Junction 22 of the M5 motorway, take the third exit onto the A38 signposted Bristol South Airport and WsM. Follow this road for approximately 2.7-kilometres (1.7-miles) at the roundabout take the first exit onto the A370.

Follow the A370 for approximately 8-kilometres (5-miles) and Lot 1 will be found on your left. As you reach the roundabout, take the second exit and follow the road for 0.8-kilometres (0.5-miles) and Lot 2 will be found on your left. Both Lots will be identified with a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. The department's telephone number is: (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](#)

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. 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.

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.

2. 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.

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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