



RESIDENTIAL DEVELOPMENT LAND

Land off Springfield Road, Highbridge, Somerset TA9 9HU



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- Residential development land.
- Site area approx. 0.92 acres.
- Central Highbridge location.
- Bridgwater approx. 6-miles, Street approx. 11-miles, Glastonbury approx. 11-miles, Wells approx. 14-miles and Bristol approx. 20-miles.
- Excellent road and rail links.
- Guide price £500,000

GREENSLADE TAYLOR HUNT

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DESCRIPTION

The site is currently occupied by rough vegetation and some hard standing. It is relatively level and benefits from ample road frontage. The boundaries of the site are well formed by existing development and public highway. It extends, to approx., 0.92 acres.

An illustrative site layout is shown below. This shows a hypothetical scheme for 22no. dwellings, comprising of: 5no. 1-beds; 4no. 2-beds; 13no. 3-beds (totalling approx. 15,450 sq. ft./1435 sq. m.) along with ample parking and amenity space.

SITUATION

In a prominent position, the site is in a central Highbridge location just 50 meters from the Asda Superstore and within

genuine walking distance of the town's principle facilities and amenities. There are also a number of schools within walking distance (including The King Alfred Academy and Churchfield Church School), as well as a number of employment opportunities in both the town and at Walrow Industrial Estate (including Yeo Valley).

The site benefits from excellent road and rail connections. Junction 22 of the M5 Motorway is only 1.5-miles, affording access north to Weston-super-Mare (9-miles) and Bristol (19-miles) and south to Bridgwater (6-miles) Taunton (16-miles) and Devon beyond. Highbridge and Burnham train station (just 500 meters from the site) is on the Bristol to Taunton line. The nearby seaside resort town of Burnham is also just a mile away, with a picturesque sea front and an array of amenities.

International Airports at both Bristol (15-miles) and Exeter (50-miles) offer a variety of national and international destinations.



Agents Notes

This site offers a rare opportunity to purchase land that is prime for development (subject to the necessary consents) in an excellent location within walking distance of an array of local services.

HIGHWAYS

A new junction will need to be formed onto Springfield Road (to the north) or onto Caxton Drive (to the west), which are both fully adopted public highways. Given the sites ample road frontage, we do not anticipate access to be a limitation to development.

SERVICES

We have not carried out any detailed service enquiries however, understand that mains water, electricity and foul

drainage can be readily obtained. More information on services are contained within the technical pack which is available from the vendors sole agent.

METHOD OF SALE

The property is offered for sale on a Private Treaty basis, offers for the freehold are invited, on both a conditional and unconditional basis.

PLANNING

The site is currently not subject to any planning permission However, we understand that it can be readily obtained. Our Planning Consultants have detailed knowledge of the area and will be happy to assist with any further enquiries.

The site does have some planning history which is available on the Sedgemoor District Council Planning website.

VIEWINGS

Interested parties must contact the Vendor's sole selling agents regarding requests to view.

USEFUL ADDRESSES

Sedgemoor District Council: Sedgemoor Council, King Square, Bridgewater, Somerset TA6 3AR. Tel: 0300 303 7800.

Wessex Water: Galmington Trading Estate, 45 Cornishway W. Galmington Trading Estate, Taunton TA1 5NA. Tel: 0345 600 4600

Western Power: Map Response Team, Mapping Centre, Sowton Industrial Estate, Exeter, Devon, EX2 7WP. Tel: 01392 352652.

Environment Agency: Manley House, Kestrel Way, Sowton Industrial Estate, Exeter, Devon, EX2 7LQ. Tel: 0370 850 6506



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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.

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

