gth



MERRIOTT GARDEN CENTRE

Higher Street and Shiremoor Hill – Merriott – Nr. Crewkerne – Somerset – TA16 5PL

LVA
LAND VALUE ALLIANCES


Aerial photograph taken from the west

MERRIOTT GARDEN CENTRE

Higher Street and Shiremoor Hill – Merriott - Nr. Crewkerne - Somerset - TA16 5PL

Residential development site with resolution to grant outline planning permission, subject to completion of the Section 106 Agreement,

for the erection of up to 70no. dwellings, together with associated infrastructure works.



The site extends, in total, to approximately 5.05-hectares (12.49-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

Mark Chugg

01823 219993

mark.chugg@gth.net

LOCATION

The village of Merriott is located within the administrative area of Somerset Council (SC) (formerly South Somerset District Council (SSDC)). It has a population of approximately 2,073no. residents (2021 Census). It is the largest village in South Somerset.

Merriott is approximately 4-kilometres (2.5-miles) to the north of the market town of Crewkerne and approximately 15.8-kilometres (9.8-miles) to the west of the town of Yeovil. The county town of Taunton is approximately 32.7-kilometres (20.3-miles) to the north-west (via the A303 and A358).

The village has a range of facilities and amenities (including but not limited to): a number of shops, pharmacy, post office, pub, parish church, school, garage, squash club, large bowling green and club, tennis courts, recreation ground and bus service.

COMMUNICATIONS

Road - The site has access from Higher Street, to the west. This road connects to Broadway to the south-west, which links to the A303 (Hayes End roundabout), which is approximately 5.9-kilometres (3.7-miles) to the north. Broadway also provides links to the A356, which provides links to Crewkerne to the south.

Rail - Crewkerne railway station, approximately 5.3-kilometres (3.3-miles) to the south, provides mainline services to Exeter St Davids and London Waterloo.

Air - Exeter Airport, approximately 61.1-kilometres (38-miles) to the south-west, has scheduled and chartered flights to a range of national and international destinations.

SITE

Merriott Garden Centre (also known as Scott Nurseries) ceased trading a number of years ago.

The site is abutted to the north by dwellings that front Boozer Pit and Higher Street; to the east by the remainder of the garden centre (which is being retained by the seller); to the south by agricultural land; and to the west by dwellings that front Higher Street and Shiremoor Hill.

It extends, in total, to approximately 5.05-hectares (12.49-acres). It is shown outlined in red on the site plan overleaf. The retained land is shown outlined in blue and extends, in total, to approximately 3.08-hectares (7.62-acres). Please note that the retained land excludes the land to the east of Monkhouse Lane.

Illustrative Masterplan





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

It is shown for indicative purposes only and the plan is not to be relied upon.

Please note that the site area shown on the site plan overleaf is different to that within the outline planning application (OPA) site plan.

OUTLINE PLANNING APPLICATION / PERMISSION

SC, dated 25th June 2024, resolved to grant (RTG) outline planning permission (OPP) (application number: 22/00765/OUT), subject to completion of the Section 106 Agreement. The permission will be subject to 27no. conditions as set out in the Planning Officer's Report contained within the information pack. All matters are reserved with the exception of access.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises of up to 70no. dwellings, together with associated infrastructure works.

Of these dwellings, 65% (45no.) will be open market and 35% (25no.) will be affordable. Of the affordable dwellings, 18no. shall be social rented, 6no. will be first homes and 1no. will be shared ownership (subject to final confirmation in the Section 106 Agreement).

The scheme will be principally accessed from Shiremoor Hill via the creation of a new access, with the existing access from Higher Street also being utilised, as well as the creation of a new access from Boozer Pit for pedestrians and cyclists only.

The Illustrative Masterplan (drawing number: 0733-1005) is shown to the left.

HEADS OF TERMS FOR SECTION 106 AGREEMENT

The draft Section 106 Agreement obligations and contributions, within the Planning Officer Report, are set out below:-

Affordable Housing (AH): AH provision of 35% (25no.) to be built on site. 18no. are to be social rented, 6no. are to be first homes and 1no. is to be shared ownership. The housing mix is to be set out in the Section 106 Agreement;

Play, Youth and Formal Open Space Contribution: -

Provision of on-site LEAP equivalent to 312-sq. m. (3,358-sq. ft.) **£59,416** plus **£34,320** for ongoing maintenance;

Youth facilities contribution of **£11,667** towards enhancement of youth facilities and equipment at Merriott Recreational Ground plus **£4,313** for ongoing maintenance;

Playing pitch contribution of **£27,617** towards playing pitch improvements at Merriott Recreational Ground plus **£16,763** for ongoing maintenance;

Commuted sums sought for all the above; and

The total contribution is **£155,637** (£2,223 per dwelling);

Education Contribution: £896,406 (£12,805.81 per dwelling) based on expansion costs for early years, primary and secondary; and

Healthcare Contribution: £29,223 (£667 per open market dwelling) for additional GP space at West One Surgery and Crewkerne Health Centre.

We understand that the Section 106 Agreement contributions, in total, are approximately **£1,081,266** excluding indexation. Please note that this figure will either go up or down with dwelling numbers. The Report is contained within the information pack.

COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL) will be payable. The index linked figure for 2024 is £54.23-per sq. m. (£5.04-per sq. ft.). This is applied to the Gross Internal Area (GIA) of the open market dwellings and garages to be built as part of the PRDS on the site.

We have assumed the CIL liability will be approximately £205,821. We have derived this figure by offsetting the Gross Internal Floor Area (GIFA) of the existing buildings against that of the PRDS. This figure will vary depending on the PRDS and indexation, which varies year to year.

PHOSPHATE MITIGATION STRATEGY

The proposed phosphate mitigation strategy comprises the deployment of an on-site package treatment plant which will be adopted and managed by Albion Water (an OFWAT appointed statutory sewage undertaker and regulated by the Environment Agency). In addition, the four existing properties within the centre of the site, which are served by a septic tank, will be connected into the on-site package treatment plant.

DUE DILIGENCE

The seller and land promoter have commissioned a Phase 2 Intrusive Site Investigation (ISI). This will be added to the information pack following its completion.

LOCAL AUTHORITY

Somerset Council
Brympton Way
Yeovil
Somerset
BA20 2HT

T: (01935) 462462
E: planningsouth@somerset.gov.uk
W: https://www.somerset.gov.uk/

TENURE AND POSSESSION

The Trustees of Mr M A Wallis (deceased) Discretionary Trust own the freehold of the site. The registered title numbers are: WS54252 (freehold), WS56962 (freehold), WS84237 (freehold) and WS60606 (good leasehold), respectively.

PROMOTION AGREEMENT

The seller and land promoter entered into a Promotion Agreement dated 3rd August 2020. This was to procure an OPP for residential development on the site and to subsequently dispose of it.

METHOD OF SALE

We are offering the freehold for sale by informal tender, with vacant possession on completion.

GUIDE PRICE

Price on application.

Offers are invited on an unconditional basis.

OVERAGE

Our clients' instruction 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 be opting to tax; therefore, VAT will 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.

Aerial photograph taken from the west



Aerial photograph taken from the west



RIGHTS AND RESERVATIONS

The rights and reservations are set out in the information pack.

SERVICES

All mains services are available near or on the site.

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/xnyu0aok79bue90n90t8i/AAKt-8IYN36vdcqd41DwuMI?rlkey=99qhyj900st9ud8cgnnhc6jys&st=yswuuob0&dl=0

https://youtu.be/Va18RLm4LUc

VIEWINGS

All viewings are strictly by appointment.

The enclosed covering letter sets out the viewing days.

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: TA16 5PL

What3words: highly.curtains.freedom

From Hayes End Roundabout on the A303, take Harp Road towards Lopen and continue for 1.9-kilometres (1.2-miles). At the next roundabout, take the first exit onto Hollow Lane and head towards Merriott. On reaching Merriott, turn left onto Church Street.

Continue along Church Street until you reach the junction with Higher Street. Turn left and the site will be on your right-hand side. It will be identified with a Greenslade Taylor Hunt signboard.

Aerial photograph taken of the access off Higher Street



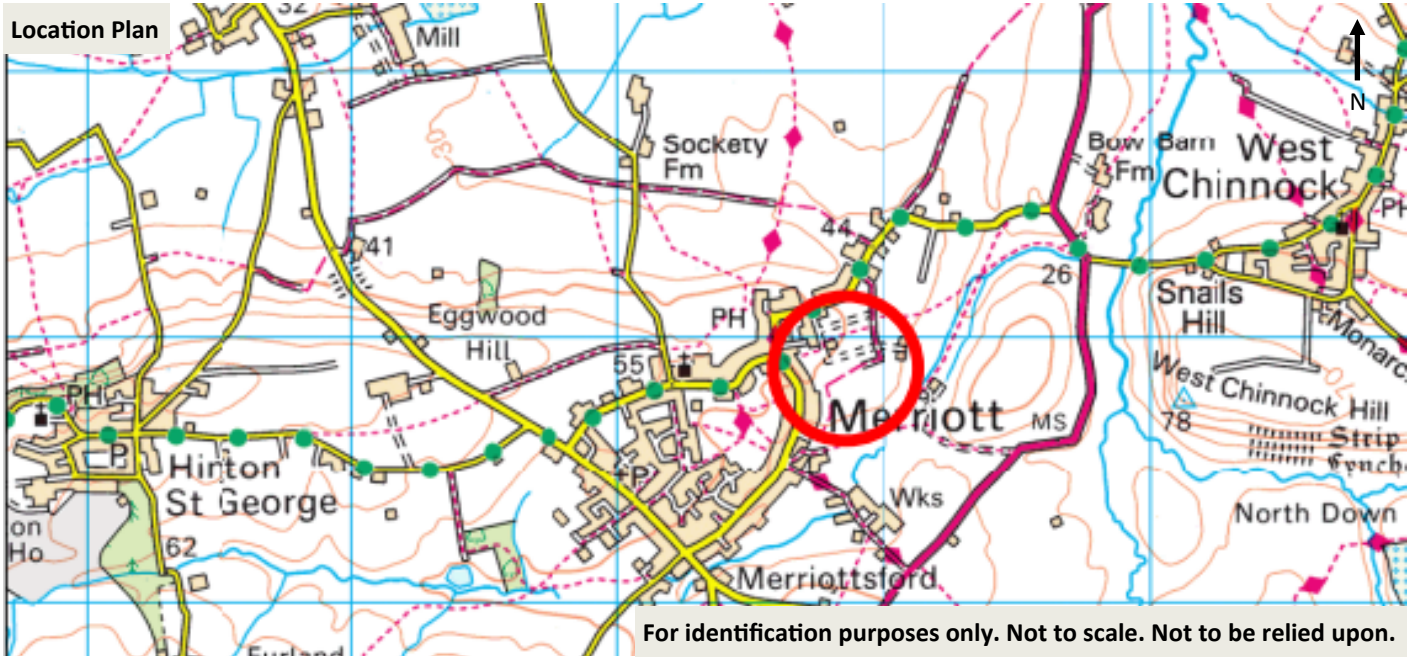
Aerial photograph taken from the west



Aerial photograph taken from the south-east



Location Plan



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

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

Our New Homes Service brochure is available via the link, set out below:-

GTH New Homes Services

PROPERTY MANAGEMENT

Our Property Management department will be delighted to provide prospective buyers with advice on the on-going management of the properties. The department's telephone number is (01823) 348899 and its email address is: chris.holt@gth.net.

Our Property Management Service brochure is available, via the link, set out below:-

Property Management

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.

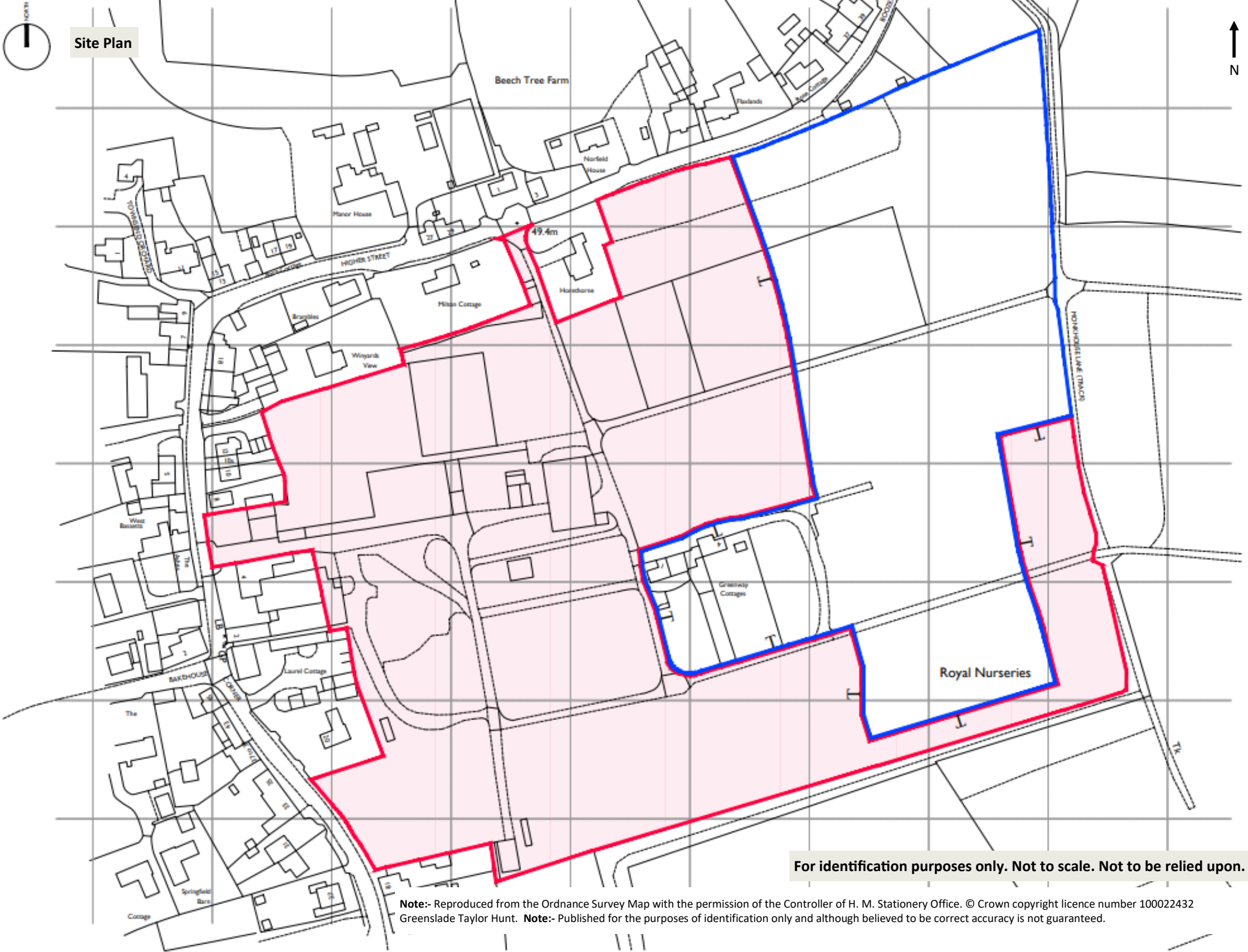
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken September 2024

Sales Brochure updated September 2025

Property Reference Number: TAL240088


Birds eye view of the site



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.


Aerial photograph taken from the north

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www.gth.net

Your Ref:
Our Ref: MCC
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

RESIDENTIAL DEVELOPMENT SITE
MERRIOTT GARDEN CENTRE, HIGHER STREET AND SHIREMOOR HILL, MERRIOTT, NR. CREWKERNE, SOMERSET TA16 5PL

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of the Trustees of Mr M A Wallis (deceased) Discretionary Trust and Merriott Garden Centre LVA LLP. It is instructed to market and sell the site as described above.

Please find enclosed for your attention the sales brochure for the site.

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

Guide Price

Price on application.

Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon** on **Friday, 24th January 2025.**

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference **'Merriott Garden Centre, Higher Street and Shiremoor Hill, Merriott, Nr. Crewkerne, Somerset TA16 5PL,'** but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. The email address is: mark.chugg@gth.net.

Please can you submit your company's offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

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

https://www.dropbox.com/scl/fo/xnyu0aok79bue90n90t8i/AAKt-8IYN36vdcqd41DwuMI?rlkey=99qhyj900st9ud8cgnnhc6jys&st=yswuuob0&dl=0

https://youtu.be/Va18RLm4LUc

Viewings

All viewings are strictly by appointment only.

Please note that we will not be attending the site, if we do not have any appointments to view on any of the dates set out below. **Therefore, it is imperative that all interested parties make an appointment to view.**

Viewings will take place between **10:00am** and **12:00pm** on the days, as set out below:-

- Wednesday, 4th December 2024;
- Wednesday, 11th December 2024;
- Wednesday, 8th January 2025; and
- Wednesday, 15th January 2025.

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.

If you would like to make an appointment to view the site or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email address: mark.chugg@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure