

gth



RESIDENTIAL DEVELOPMENT LAND

The Depot, Bailiffs' Wall, Axbridge, Somerset BS26 2BH



RESIDENTIAL DEVELOPMENT SITE FOR TWO DWELLINGS

Residential development site with detailed planning permission for two substantial detached dwellings (open market), together with associated infrastructure work.
This is an exceptional site in a rural location on the edge of Axbridge.



The site extends, in total, to approximately 1.01-hectares (2.5-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,
Taunton, Somerset TA1 2UH

George Williams

01823 334466
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george.bennett@gth.net

Plot 1 Elevation



SOUTH EAST ELEVATION

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

Plot 2 Elevation



EAST ELEVATION

5.00m AOD

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

LOCATION

The medieval town of Axbridge is within the administrative area of Somerset Council (SC) (formerly Sedgemoor District Council). It is situated on the River Axe at the southern edge of the Mendip Hills Area of Outstanding Natural Beauty (AONB), which is renowned for its abundance of wildlife and dramatic landscapes. It has a population of approximately 1,998no. residents (2021 Census).

Axbridge has a comprehensive range of facilities and amenities, including (but not limited to): a 13th century parish church, town hall, first school, convenience store, 2no. public houses, café, post office, doctors surgery, children's play park, football club and small cinema.

Axbridge has a thriving, welcoming community with an exceptional calendar of events and a monthly farmer's market. The Strawberry Line foot and cycle path linking Yatton and Cheddar passes through the town and Cheddar Reservoir, which is approximately 0.9-kilometres (0.6-miles) to the south-east, offers a wide variety of recreational activities. Furthermore, the spectacular Cheddar Gorge and Caves are approximately 4.8-kilometres (3-miles) to the east.

COMMUNICATIONS

Road - Axbridge is approximately 1.6-kilometres (1-mile) east of the A38. The A38 provides easy access to Bristol, approximately 30-kilometres (18-miles) to the north, making it ideal for those commuting to work. The A371 passes through the town and provides access to destinations such as Weston-super-Mare to the north-west, Cheddar to the east and Wells to the south-east, respectively.

Rail - Worle railway station is approximately 13.1-kilometres (8.2-miles) to the north-west. It provides mainline services to destinations such as Bristol Temple Meads, Taunton, Cardiff Central, Exeter St Davids, London Paddington and Plymouth.

Air - Bristol Airport (BRS) is approximately 17.4-kilometres (10.8-miles) to the north-east, via the A38. It has scheduled and chartered flights to a range of national and international destinations.

SITE

The site is situated at the end of Bailiffs' Wall, approximately 320-metres (350-yards) to the south of the town. It comprises a brownfield site, which is relatively level. The boundaries are characterised by a mixture of mature trees, dense vegetation and security fencing. There is a building of approximately 186-sq. m. (2,002-sq. ft.) on-site, which is included within the sale and is to be demolished to make way for the new homes.

It is abutted to the north and south by agricultural land; to the east by Bailiffs' Wall and Old River Axe; and to the west by Cross Moor Drive.

It extends, in total, to approximately 1.01-hectares (2.5-acres). The site that is being offered for sale is shown outlined in red on the site plan overleaf. It is shown for identification purposes only and the plan is not to be relied upon.

DETAILED PLANNING PERMISSION

Somerset Council granted detailed planning permission (DPP) (application number: 02/25/00019), dated 24th March 2026. This is for the erection of two substantial detached dwellings (both open market) together with associated infrastructure works. The permission is subject to 19no. conditions.

PROPOSED NEW HOMES

Once built, plot 1 and 2 are both proposed as substantial 4-bed detached dwellings. They are both set in exceptionally large plots and will extend to approximately 178sq. m / 1,916 sq. ft. once build.

The dwellings are proposed as attractive farmhouse style properties, with stone elevations and tiled roofs. Internally, they benefit from a large living area, hallway, study, utility and open-plan kitchen.

Any buyer could alter the designs via a section 73 application to the council.

SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the detailed planning permission; therefore, there will not be any contributions.

COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will be payable if the proposed new home 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.

LOCAL AUTHORITY

Somerset Council
Bridgwater House
King Square
Bridgwater
Somerset
TA6 3AR

T: (0300) 123 2224

E: planningnorth@somerset.gov.uk

W: www.somerset.gov.uk

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the plot being offered for sale. It is registered with the Land Registry under title number: ST360822.

OVERAGE

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



Proposed Site Plan



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

METHOD OF SALE

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

GUIDE PRICE

The guide price is **£575,000**

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 site, with the exception of gas.

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/y5tkmx8bvwxu0xq1o/h?dl=0&rlkey=9kxyh9fmob5x6e2v41tza8c>

<https://youtu.be/4Psr7XAYtSU>

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: **BS26 2BH**

what3words: listening.castle.trendy

From Junction 22 of the M5 motorway, head north on the A38 (Bristol Road) for approximately 10.4-kilometres (6.5-miles). After passing through Lower Weare, turn right signposted Axbridge and Cheddar.

From Cross Lane turn right into West Street and right again into Houlgate Way. Follow this road round and keep straight into Old Church Road, Moor Green and Bailiffs' Wall. The plot will be found at the end of Bailiffs' Wall. It will be identified with a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on any proposed changes to the consented scheme. 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 home 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:-

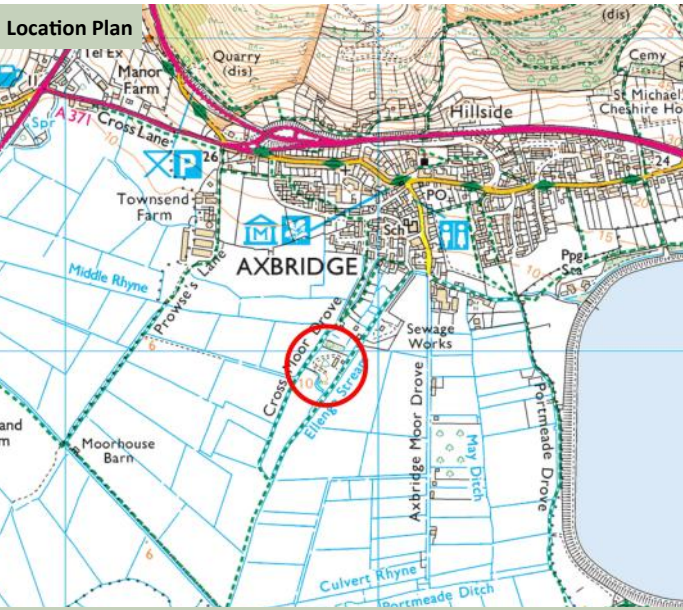
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- 2. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 3. Any areas, measurements 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.



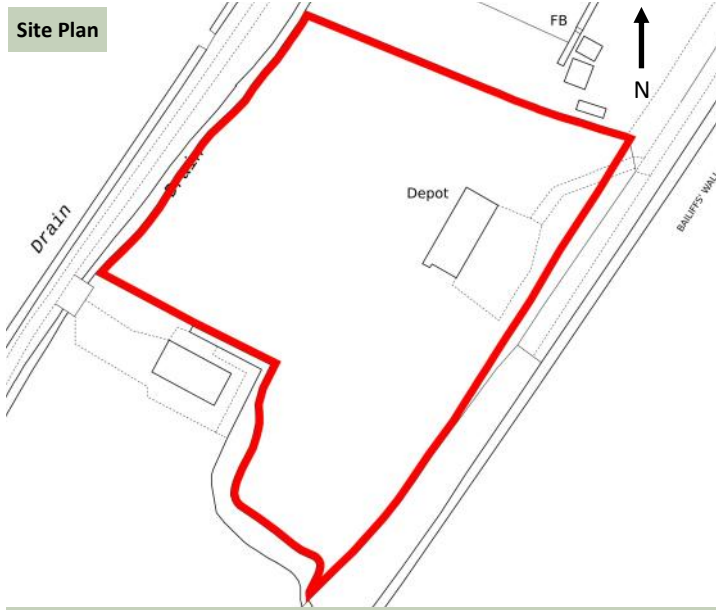
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FIRST FLOOR PLAN



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