



Land off Yallands Hill and Greenway

Monkton Heathfield ■ Taunton ■ Somerset ■ TA2 8NF



Land off Yallands Hill and Greenway Monkton Heathfield, Taunton, Somerset TA2 8NF

Residential development land with an allocation for housing.

Capacity for between 120no.—150no. dwellings, together with associated infrastructure works.



The land extends, in total, to approximately 17.69-acres (7.15-hectares)

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue, Taunton,

Somerset TA1 2UH

01823 334466



GREENSLADE TAYLOR HUNT

www.gth.net

Mark Chugg

01823 219993

mark.chugg@gth.net

James Nelson

01823 334466

james.nelson@gth.net

Location

The suburb of Monkton Heathfield is located approximately 3-miles (4.8-kilometres) north-east of Taunton town centre, within the administrative area of Somerset West and Taunton Council (SWT). Monkton Heathfield falls within the parish of West Monkton, which has a population of approximately 2,787 (2011 Census); however, this has significantly increased in the last decade due to the Monkton Heathfield urban extension.

Monkton Heathfield has a range of facilities and amenities, including (but not limited to): a village hall; Greenway Chapel; a public house (the Merry Monk); Co-op Food convenience store; a hairdresser; West Monkton Church of England primary school; Heathfield Community School (which was graded Outstanding at its last inspection by Ofsted) and includes a specialist arts centre and adjoining performing arts college (Tacchi-Morris and the Space); Monkton Elm Garden Centre and Restaurant; West Monkton Cricket Club; Silver's Pantry café and a rural business park.

Monkton Heathfield benefits from easy access the Quantock Hills Area of Outstanding Natural Beauty (AONB) to the north-west and the Blackdown Hills AONB to the south, providing numerous opportunities to enjoy country pursuits with miles of bridleways and footpaths. The Bridgwater and Taunton Canal is approximately 0.6-miles (0.96-kilometres) to the south and offers 14.5-miles (23.3-kilometres) of idyllic walking and peaceful boating.

Taunton, the county town of Somerset, offers a comprehensive range of ecclesiastical, educational, employment, leisure/recreational and shopping facilities and amenities, including the Hankridge Farm shopping and leisure complex, which is approximately 1.5-miles (2.4-kilometres) to the south and offers: 2no. retail parks (including a supermarket and petrol filling station); an 8-screen cinema, a tenpin bowling alley and various food and drink outlets.

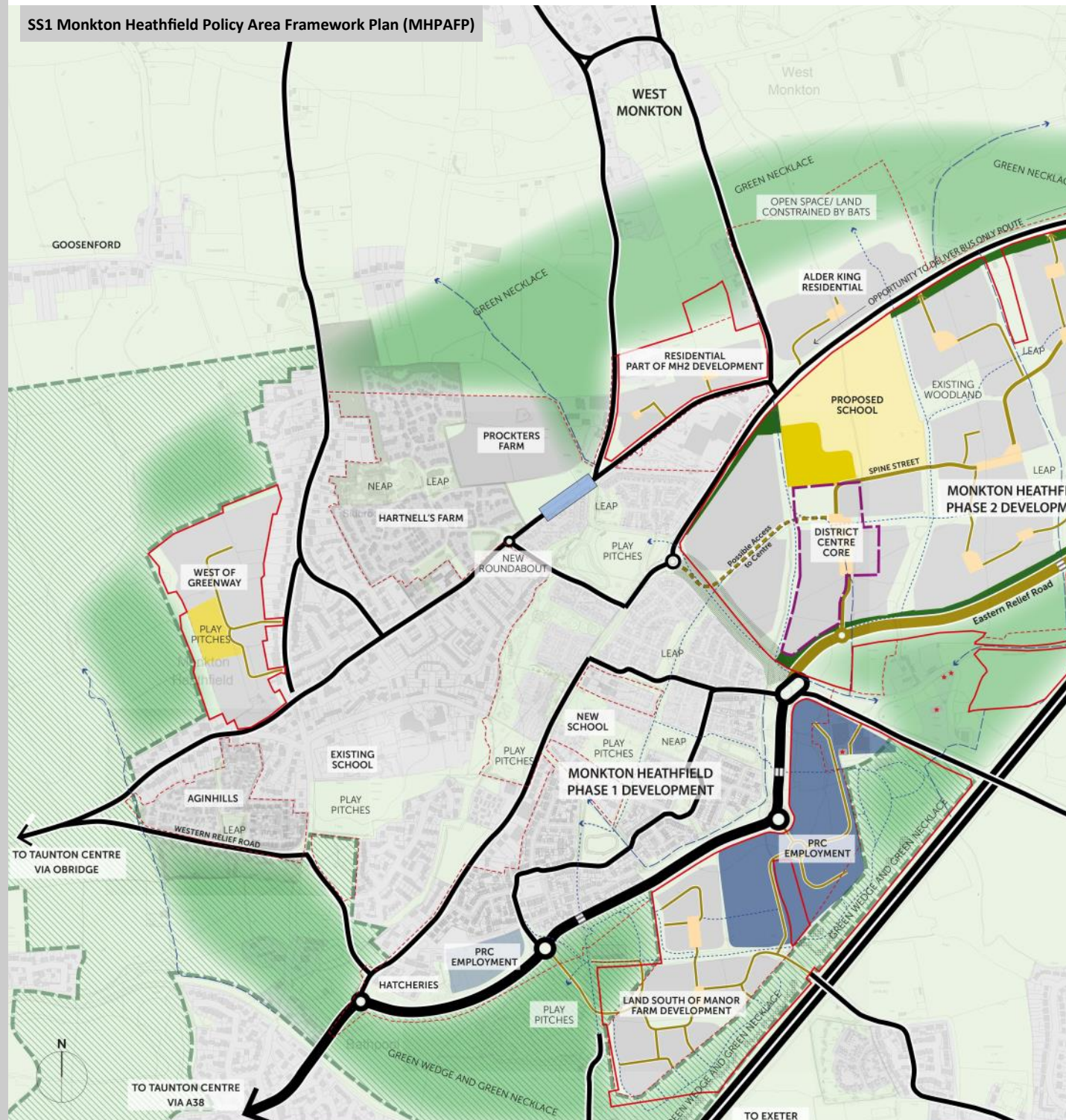
Communications

Road – Monkton Heathfield is bisected by the A3259, which links Taunton to the A38 near Walford Cross. The A361 begins at Walford Cross and traverses the Somerset Levels to destinations such as Street and Glastonbury. Junction 25 of the M5 motorway is approximately 1.6-miles (2.5-kilometres) to the south, via Milton Hill, the A38 and the A358. Alternatively, Junction 24 of the M5 motorway is approximately 6.6-miles (10.6-kilometres) to the north-east, via the A38.

A new western relief road (WRR), which will connect the A38 Bridgwater Road with the A3259 Yallands Hill (approximately 528-yards/482-metres to the south-west of the land), is due to be completed this Summer. This will reduce the level of traffic passing the land on the A3259 Yallands Hill and those turning right into Milton Hill.

Bus – There are regular bus services through Monkton Heathfield, which run between Taunton, Bridgwater, Burnham-on-Sea and further afield.

SS1 Monkton Heathfield Policy Area Framework Plan (MHPAFP)





Rail – Taunton railway station (approximately 2-miles/3.2-kilometres to the south-west) provides mainline services to destinations such as Exeter St Davids, Bristol Temple Meads and London Paddington.

Air – Bristol International Airport (approximately 33.2-miles/53.4-kilometres to the north-east) has scheduled and chartered flights to a range of national and international destinations.

Land

The land is situated on the western edge of Monkton Heathfield. It comprises predominantly level agricultural land with a direct frontage onto Yallands Hill and Greenway, respectively.

The land that is being offered for sale is split into two parcels (separated by a narrow strip of land) and shown outlined in red and blue, respectively, on the site plan overleaf. The retained property, Juniper Cottage, is shown outlined in green on the site plan. These are shown for identification purposes only and are not to be relied upon.

It is proposed that the red land is the development land and that the blue land is the ecological mitigation land.

The land benefits from an elevated position and far reaching south-westerly views, across the Taunton Vale, to the Blackdown Hills AONB in the distance.

It is bound by existing built development to the east and south, Greenway and Yallands Hill, respectively. It is bound by countryside to the north and west.

The red land extends, in total, to approximately 11.67-acres (4.72-hectares). The blue land, extends, in total, to approximately 6.02-acres (2.43-hectares). The whole site, extends, in total, to approximately 17.69-acres (7.15-hectares).

Planning

The land is allocated for housing. It has capacity for between 120no.-150no. dwellings, together with associated infrastructure works.

The Planning Appraisal is contained within the information pack and this provides information on the planning opportunities for the land.

Please note that our Planning team will be submitting a Pre-Application Enquiry to SWT shortly.

Due Dilligence

The seller has commissioned a Topographical Survey; a Pre-Application Highways and Access Technical Note and a Preliminary Highway Layout; a Utilities Technical Note and a Utility Search Report; a Pre-Application Flood Risk and Drainage Technical Note; and a Preliminary Ecological Assessment. These documents are contained within the information pack.

Tenure and Possession

The seller owns the freehold (title absolute) of the land being offered for sale. It is registered with the Land Registry under title number: ST170015.

Tenancies

The land is let and is subject to a tenancy agreement.

Local Authority

Somerset West and Taunton Council
Deane House
Belvedere Road
Taunton
Somerset
TA1 1HE

T: (0300) 304 8000

E: planning@somersetwestandtaunton.gov.uk

W: www.somersetwestandtaunton.gov.uk

Method of Sale

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

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

Guide Price

We are seeking offers on a conditional basis (conditional on grant of a satisfactory planning permission—detailed planning permission, expiry of the Judicial Review challenge period and being free from challenge).

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.

Value Added Tax

The seller is not (and will not) opt to tax; therefore, VAT will not be payable in addition to the sale price. All interested parties should make their own enquiries of HMRC.

Ransom Strips

The Seller will retain 30-centimetre wide ransom strips between points A to B, B to C, D to E, E to F and F to G, as shown on the site plan to the right. These points are shown for identification purposes only and are not to be relied upon.

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.

Rights and Reservations

The rights and reservations are contained within the information pack.

Services

We understand all mains services are available on either Yallands Hill or Greenway, respectively.

All interested parties should make their own enquiries of the Statutory Utility Providers.

Additional Information

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

<https://www.dropbox.com/sh/ap1dekbkp7srjsw/AADyW6gQDZJ3rp2gBHnTYotna?dl=0>

<https://www.youtube.com/watch?v=8zPkdhzURlo>

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this land 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 land 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: TA2 8NF

what3words: suckle.connector.joins

From Junction 25 of the M5 motorway, take the fifth exit on the roundabout if travelling southbound, or the second exit if travelling northbound, signposted Taunton.

Take the first exit at the next roundabout and after approximately 1,055-yards (965-metres) turn right at the traffic lights to join the A38, signposted North Petherton.

At the next roundabout, take the first exit and then the next left into Milton Hill. Take the second exit at the next roundabout and the first exit at the following one. Upon reaching the A3259 Yallands Hill, turn right.

The land will be identified by a Greenslade Taylor Hunt signboard; however, for access to the land take the next left into Mead Way and the third left into Greenway.

Upon passing the turning for Parkmead on the left, turn into the driveway for Juniper Cottage on the right (the last property), and the land can be accessed via the gate at the end of the driveway.

New Homes

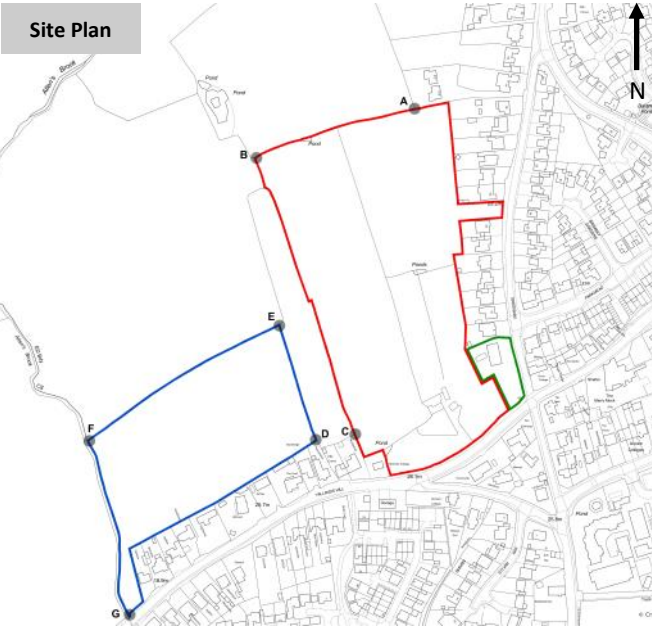
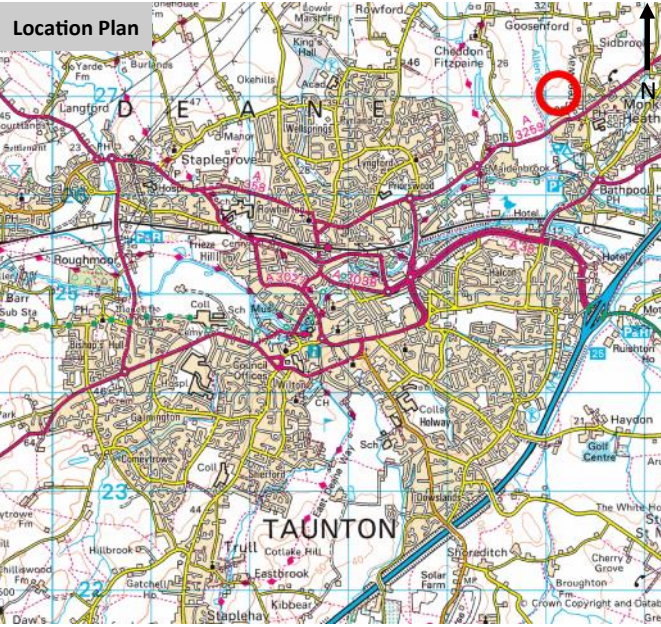
Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed residential development scheme and advice on marketing of the new homes. The departments telephone number is: (01823) 219950 and its email address is: sarah.hall@gth.net.

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 April 2021
Sales Brochure produced June 2021



Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432



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

GREENSLADE TAYLOR HUNT

www.gth.net



Your Ref:
Our Ref: MCC/JEN
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 LAND
LAND OFF YALLANDS HILL AND GREENWAY, MONKTON HEATHFIELD, NR. TAUNTON,
SOMERSET TA2 8NF**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mrs C A Green (our client). It is instructed to market and sell the land, as described above.

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

Land

The land is situated on the western edge of Monkton Heathfield. It comprises predominantly level agricultural land with a direct frontage onto Yallands Hill and Greenway, respectively.

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Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 20th August 2021.**

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 '**Land off Yallands Hill and Greenway, Monkton Heathfield, Taunton, Somerset TA2 8NF – Job No. 219**', 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. Our 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, as set out below: -

<https://www.dropbox.com/sh/ap1dekbkp7srjsw/AADyW6gQDZJ3rp2gBHnTYotna?dl=0>

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If you would like to make an appointment to view the land 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 addresses: mark.chugg@gth.net or james.nelson@gth.net.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. A. L.', with a long horizontal stroke at the end.

Greenslade Taylor Hunt

Enc Sales brochure