



NERROLS FARM

Batt Drive - Maidenbrook - Nr. Taunton - Somerset - TA2 8FY



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Residential development site with detailed planning permission (DPP) and listed building consent (LBC) for the redevelopment of the site into 18no. dwellings.

Available as a whole, or as 3 separate lots.



The site extends, in total, to approximately 1.50-hectares (3.70-acres).

For further information please contact: -

Development Land & Planning Department

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

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LOCATION

Nerrols Farm is located in the parish of Maidenbrook, within the administrative area of Somerset Council (SC), formerly Somerset West and Taunton (SWaT).

Cheddon Fitzpaine is located approximately 3-kilometres (3-miles) north-east of Taunton town centre. Hestercombe Historic House & Garden, Cheddon Fitzpaine Memorial and Cheddon Fitzpaine Church School are all located within the parish.

The county town of Taunton has a range of ecclesiastical, employment, cultural, leisure, shopping and recreational facilities and amenities, including (but not limited to): the Hankridge Farm and leisure complex, University Centre Somerset, Somerset County Cricket Club, Musgrove Park Hospital, Vivary Golf and Adventure Centre, Orchard Shopping Centre and the Museum of Somerset. There is an excellent range of independent and state schools within the area. The town has a population of approximately 61,674no. residents (2021 Census).

The Blackdown Hills (to the south) and Quantock Hills (to the north) Areas of Outstanding Natural Beauty (AONBs) are approximately 12.4-kilometres (7.7-miles) and 16.6-kilometres (10.3-miles), respectively, and are renowned for their abundance of wildlife and landscape.

COMMUNICATIONS

Road - The site is located approximately 1.6-kilometres (1-mile) from the A38 which links Bristol to Exeter. It provides access north to North Petherton and Bridgwater and beyond, and south to Rumwell and Wellington and beyond. The A38 joins the A358 at the Toneway crossroad, which links west to Taunton and east to Ilminster. 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.

Rail - Taunton railway station is approximately 2.09-kilometres (1.3-miles) to the south-west. It provides mainline services to Plymouth, Cardiff Central, Bristol Temple Meads and London Paddington.

Air - Exeter Airport is approximately 38.6-kilometres (23.9-miles) to the south-west, via the M5 motorway and Bristol Airport is approximately 57.6-kilometres (35.8-miles) to the north-east, via the motorway. Both have scheduled and chartered flights to a range of national and international destinations.



SITE

The site is accessed off Batt Drive to the south. It comprises a Grade 2 listed farmhouse, farm buildings, yard areas and amenity land.

It is bound by agricultural land to the north; by residential dwellings to the north-east, east, south and west.

The site benefits from an original farmhouse and farmbuildings with pitch slate and tile roofs. The site is located within the settlement boundary for Taunton.

The site extends, in total, to approximately 1.50-hectares (3.70-acres). It is available as a whole or in 3no. lots.

Lot 1 is shown outlined in green, **Lot 2** is shown outline in blue and **Lot 3** is shown outline in red on the site plan to the right. The plan is shown for identification purposes only and is not to be relied upon.

Lot 1 comprises a farmhouse and 1no. barn to be converted.

Lot 2 comprises a barn to be converted into 5 open market dwellings.

Lot 3 is the new build dwellings.

DETAILED PLANNING PERMISSION

SC, on 7th December 2024, granted detailed planning permission (DPP) (application number: 08/22/0017) for the redevelopment of the site into 18no. dwellings, together with associated infrastructure works. All of the dwellings are open market.

LISTED BUILDING CONSENT

SC, on 16th August 2024, granted listed building consent (LBC) (application number: 08/22/0016/LB). This was for the conversion of the existing barns to create 6no. dwellings and the renovation, repair and conversion of the grade 2 listed farmhouse into 2no. dwellings.

SECTION 73 APPLICATION

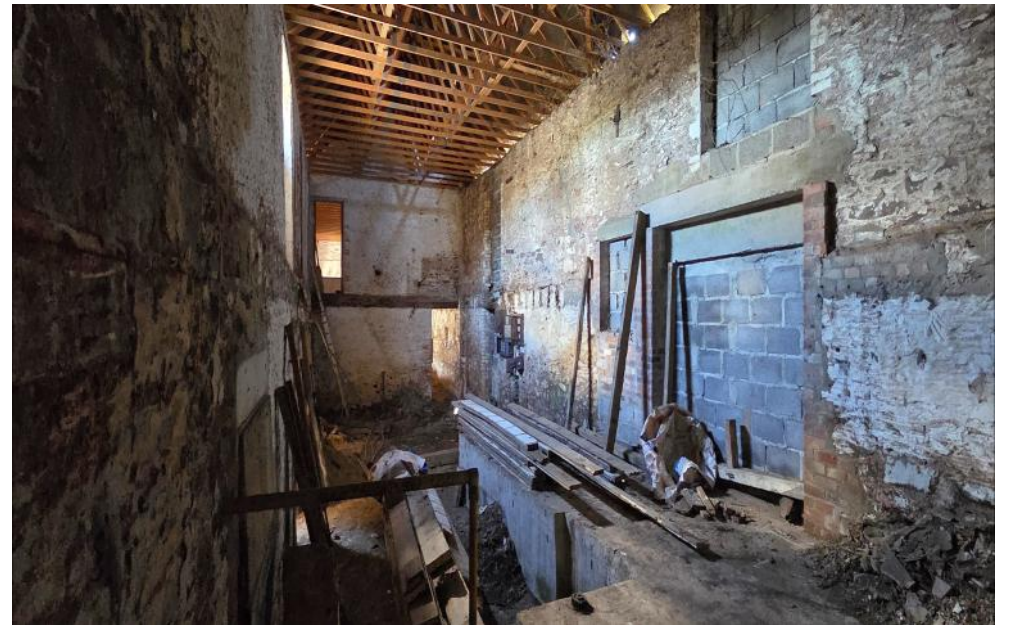
SC, on 16th October 2025, approved a section 73 application to vary 13no. conditions of the DPP.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises 18no. dwellings, together with associated infrastructure works. Of these dwellings, 8no. will be conversions and 10no. will be new builds.

The site will be accessed via the vehicular junction from Batts Drive. There will also be a pedestrian and emergency access point from Maidenbrook Lane to the north-east.









SECTION 106 AGREEMENT

There are not Section 106 contributions or obligations due.

COMMUNITY INFRASTRUCTURE LEVY

Please speak to the seller's sole agent (GTH) for further information.

LOCAL AUTHORITY

Somerset Council

County Hall

The Crescent

Taunton

TA1 4DY

T: 0300 123 2224

W: <https://www.somerset.gov.uk/>

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: ST362982

METHOD OF SALE

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

GUIDE PRICE

Lot 1 (farmhouse and barn conversion) offers in the region of **£550,000**

Lot 2 (5 barn conversions) offers in the region of **£600,000**

Lot 3 (new build dwellings) offers in the region of **£850,000**

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

Nation Grid have confirmed there is sufficient supply on site to serve the new dwellings.

Water and mains gas is available on site.

Foul water will either be connected into an existing foul drain to the east, or dealt with via an onsite Package Treatment Plant that discharges to the brook located north-east of the site.

Surface water can be dealt with on site, see the data room for more information.

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/j6fmayfevqm72dofvirqp/h?rlkey=h40utt6o0ao370szva9tk0qv&dl=0>

<https://youtu.be/LYmAIO-7VF0>

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.

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](#)

DIRECTIONS

Sat Nav: TA2 8FY

What3words: mere. method. Conceals

From Junction 25 of the M5 motorway, take the fourth exit on the roundabout if heading southbound, or the second exit if heading northbound, onto the A358 signposted Taunton, Bridgwater and Minehead. Follow the Toneway until you reach a roundabout. Take the third exit and follow the road over the River Tone until the next roundabout. Take the third exit onto Priorswood Road. Follow the road to the next roundabout and take the first exit onto Nerrols Drive. Take the first right onto Stubby Lane. At the end of Stubby Lane turn right onto Batt Drive. Follow Batt Drive for approximately 100-metres (328-feet) where the site will be found on the left hand side.

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

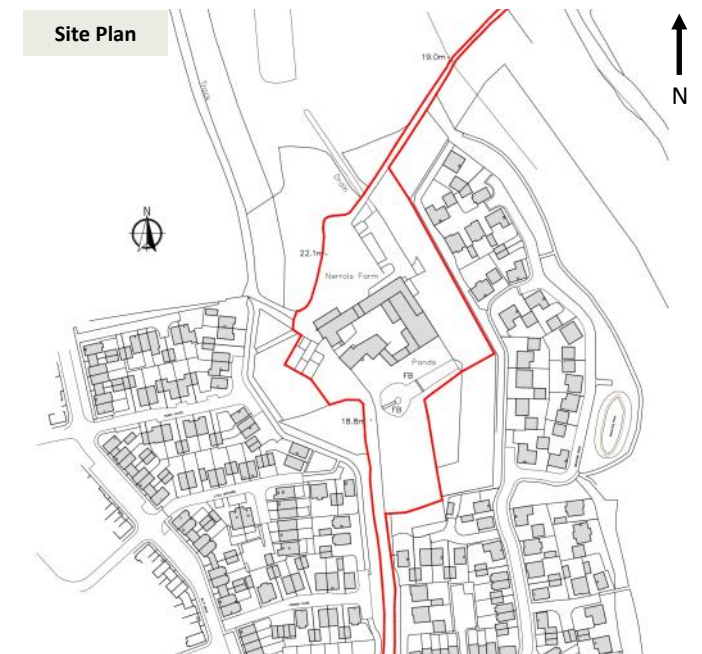
Our New Homes Services are available via the link, set out below:-

[New Homes with GTH](#)

IMPORTANT NOTICE

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