

gth



# LAND OFF BRADNEY LANE

Bawdrip ■ Nr. Bridgwater ■ Somerset ■ TA7 8QD

Aerial photograph (taken from the north-west)



# Land off Bradney Lane

## Bawdrip, Nr. Bridgwater, Somerset TA7 8QD

*Residential development site with outline planning permission for up to 10no. dwellings (all open market) and the erection of a village hall.*

*This is an exceptional site in a rural location, within close proximity to Bridgwater.*



*The site extends, in total, to approximately 0.76-hectares (1.87-acres).*

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](http://www.gth.net)

**Mark Chugg**

01823 219993

[mark.chugg@gth.net](mailto:mark.chugg@gth.net)

**George Williams**

01823 334466

[george.williams@gth.net](mailto:george.williams@gth.net)

## LOCATION

The village of Bawdrip is located within the administrative area of Somerset Council (SC) (formerly Sedgemoor District Council (SDC)). It has a population of approximately 585no. residents (2021 Census).

Bawdrip has a range of facilities and amenities, including (but not limited to): a church (Church of St Michaels and All Angels), a village hall and Kingsmoor Primary School.

Bawdrip is located approximately 6.9-kilometres (4.3-miles) north-east of the historic market town of Bridgwater. The expanding town of Bridgwater has a range of ecclesiastical, educational, employment, recreational, leisure and shopping amenities and facilities. The town has seen exceptional growth and investment in the recent years and is home to a number of major employers, including Refresco Beverages, Langdon Group, Morrisons and Mulberry.

To the north-west of Bawdrip lies the new 256.9-hectare (635-acre) Gravity smart campus on the former Royal Ordnance site. This designated Enterprise Zone has outline planning permission for B1, B2, B8 and leisure uses and can accommodate plot sizes up to approximately 696,772-sq. m. (7.5-million sq. ft.).

Gravity will benefit from on-site clean energy solutions, water abstraction, dark fibre and network infrastructure, making it one of the most sustainable smart campuses in Europe. Jaguar Land Rover has agreed terms to build a 'giga factory' on the Gravity smart campus, generating approximately 9,000 jobs locally.

A new road link is now open, which connects Gravity with the M5 motorway (Junction 23) via a new roundabout off the A39.

Further information on Gravity can be found at: <https://thisisgravity.co.uk/>

## COMMUNICATIONS

**Road** - The site has road frontage onto Bradney Lane and Stone Drive. These roads link to the A39 (Bath Road) via Bawdrip Lane. The A39 connects to Bridgwater (to the south-west) and Street (to the east). To the north-west, the A39 connects with the M5 motorway. The M5 connects to Weston-super-Mare, Portishead and Bristol (to the north) and Taunton, Wellington, Tiverton, Cullompton and Exeter (to the south-west).

**Rail** - Bridgwater railway station is approximately 5.6-kilometres (3.5-miles). It provides mainline services to destinations such as Cardiff Central, Bristol Temple Meads, Taunton, Exeter St Davids and London Paddington.

**Air** - Bristol Airport is approximately 38-kilometres (24-miles) to the north, via the A38. It has scheduled and chartered flights to a range of national and international destinations.

Aerial photograph (taken from the north-east)



Aerial photograph (taken from the east)



SITE

The site is located just outside Bawdrip by the junction of Bradney Lane and Stone Drive. It comprises agricultural land.

The site abutted to the north by a water pumping station, at the junction of Bradney Lane and Stone Drive; to the north-east and east by Stone Drive; by agricultural land to the south; and by Bradney Lane to the west.

The boundaries are well formed on 2no. sides by mature hedgerows.

The site extends, in total, to approximately 0.76-hectares (1.87-acres).

OUTLINE PLANNING PERMISSION

SC granted outline planning permission (application number: 04/21/00007),dated 7<sup>th</sup> September 2023. This is for the erection of up to 10no. dwellings (all open market) and a village hall with the formation of a car park, open space area, landscaping and associated infrastructure works.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The Proposed Residential Development Scheme (PRDS) will comprise 10no. dwellings (all open market) and a village hall.

The proposed site layout plan (drawing number: 04\_21\_00007) is shown to the right. The plan is illustrative only. It comprises of 5no. 3-bed dwellings and 5no. 4-bed dwellings.

It is proposed that the site will be accessed via a new access off Bradney Lane. The estate road will be adopted providing access to the village hall and plots 1-8. Plots 9-10 will be accessed via a shared, private driveway.

SECTION 106 AGREEMENT

The completed Section 106 Agreement is contained within the information pack. It sets out the delivery of the village hall, car park and public open space.

COMMUNITY INFRASTRUCTURE LEVY

SC has granted part Community Infrastructure Levy (CIL) Relief. Please see the information pack for more information.

LOCAL AUTHORITY

Somerset Council (North)  
Bridgwater House  
King Square  
Bridgwater  
Somerset  
TA6 3AR  
T: 0300 303 7800  
W: [www.somerset.gov.uk](http://www.somerset.gov.uk)  
E: [PlanningNorth@somerset.gov.uk](mailto:PlanningNorth@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: ST310449.

## 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 submissions of proposals and associated procedures.

## GUIDE PRICE

The guide price of the site is **£350,000**. Offers are invited on an unconditional basis.

## 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 will not (and shall 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.

## 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/6dxhiztw1q5ztdeca6x7s/h?rlkey=6a8hg6da08wo1ptu0hajvco70&dl=0>

<https://youtu.be/G-eBRaNncJc>

## VIEWINGS

All viewings are strictly by appointment.

Ground level photograph (taken from the south-west)



Ground level photograph (taken from the south-east)



## 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: **TA7 8QD**

what3words: **wimp.husky.shock**

From Junction 23 of the M5 motorway take the first exit on the Dunball Interchange (if heading southbound), or the third exit (if heading northbound) signposted Glastonbury and Wells.

Upon reaching the new roundabout take the third exit onto A39/Puriton Hill. Stay on the road for approximately 3.2-kilometres (2-miles). Then turn right onto New Road and into Church Drive for approximately 480-metres (0.3-miles).

Head south on Church Road for approximately 320-metres (0.2-miles). Continue onto Bradney Lane. The site will be identified with a Greenslade Taylor Hunt signboard.

## PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the reserved matters application. The department's telephone number is: (01823) 334466 and its email address is: [landplanning.taunton@gth.net](mailto: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 proposed new home and advice on marketing the new homes. The department's telephone number is: (01823) 219950 and its email address is: [owen.setter@gth.net](mailto:owen.setter@gth.net)

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

[New Homes with GTH](#)

## BLOCK MANAGEMENT

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

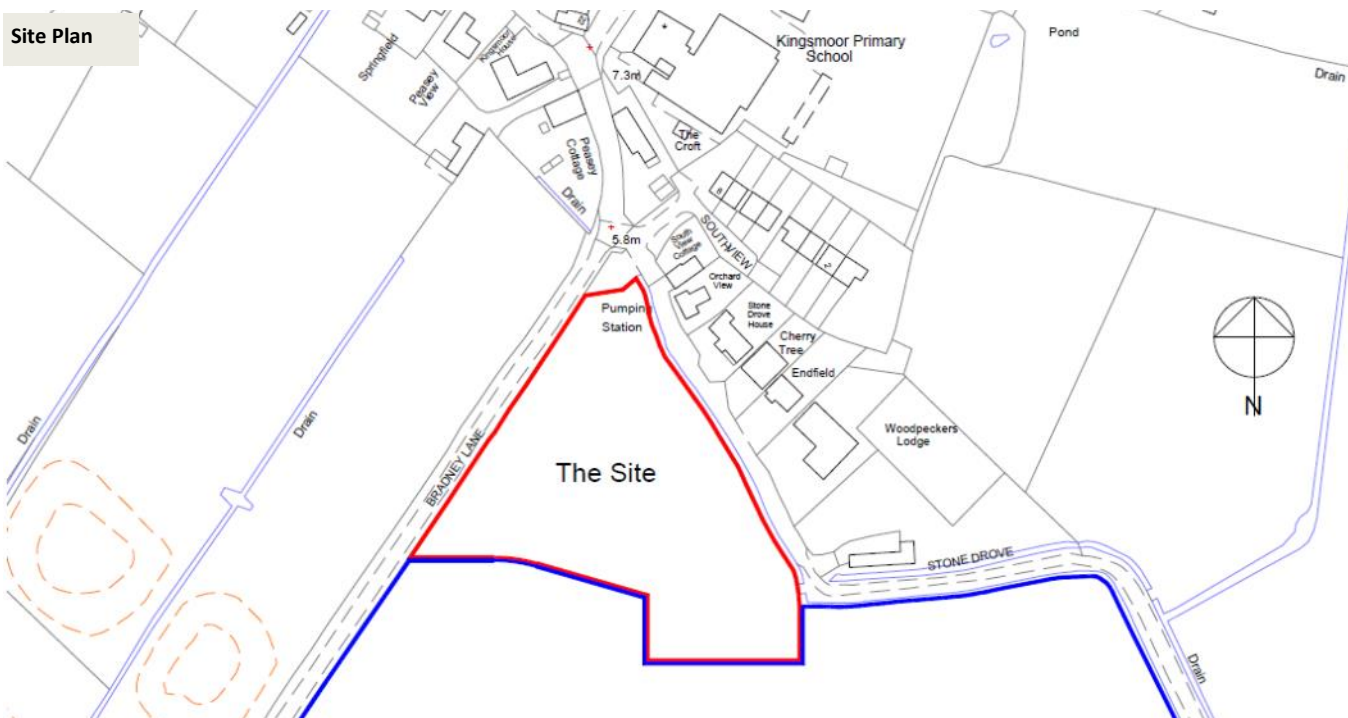
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.  
  
They assume no responsibility for any statement that may be made in these particulars. These particulars 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 October 2022**

**Sales Brochure produced March 2024**

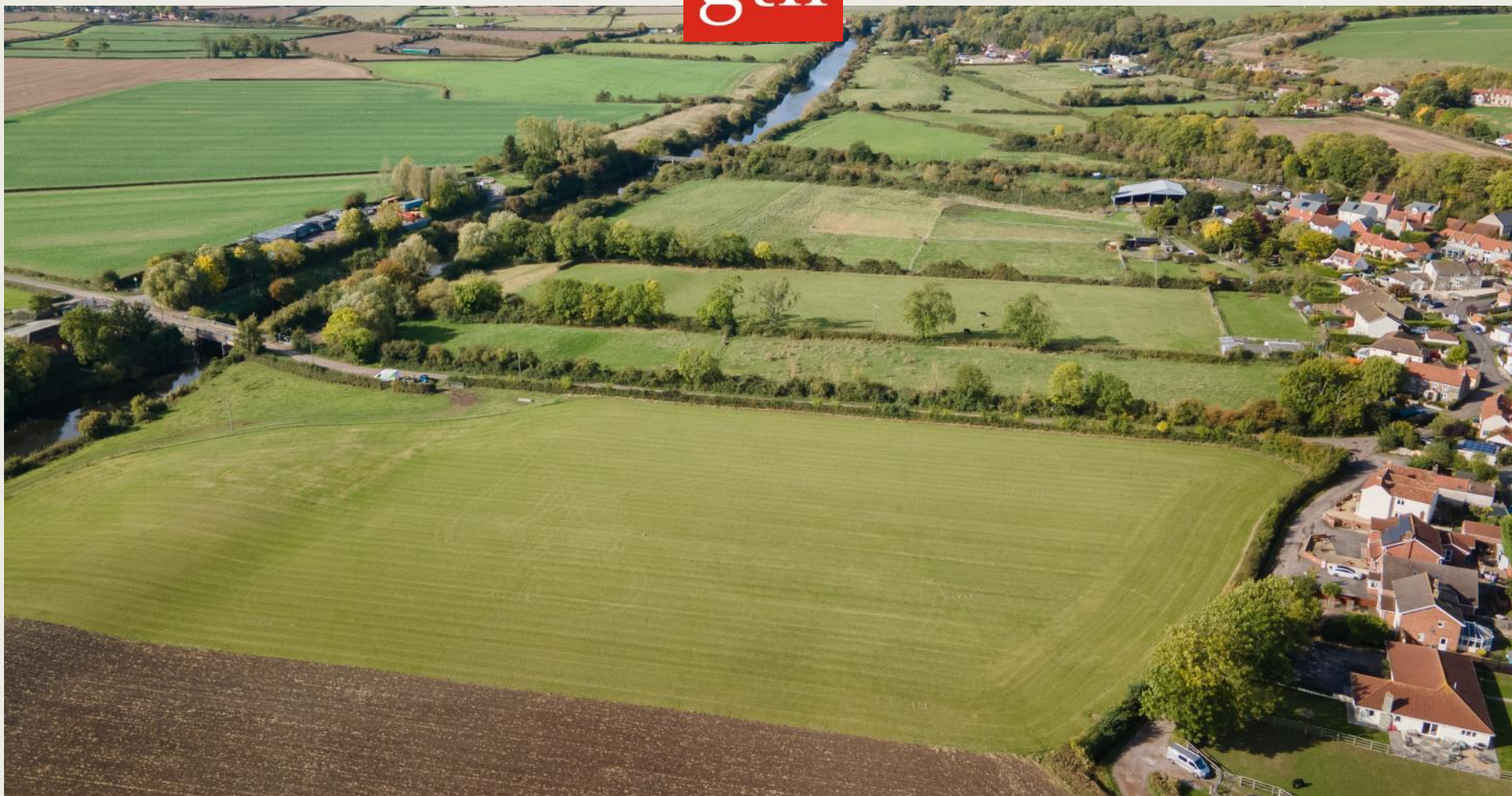


## Site Plan



**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.

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**GREENSLADE TAYLOR HUNT**  
[www.gth.net](http://www.gth.net)

Your Ref:  
Our Ref: MCC/GHW/277  
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  
LAND OFF BRADNEY LANE, BAWDRIP, NR. BRIDGWATER, SOMERSET TA7 8QD**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr T and Mrs P Bradford. It is instructed to market and sell the site as described above.

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

**Site**

The site is located just outside the Bawdrip by the junction of Bradney Lane and Stone Drive. It comprises agricultural land.

The site abutted to the north by a water pumping station, at the junction of Bradney Lane and Stone Drive; to the north-east and east by Stone Drive; by agricultural land to the south; and by Bradney Lane to the west.

The boundaries are well formed on 2no. sides by mature hedgerows.

The site extends, in total, to approximately 0.76-hectares (1.87-acres).

**Outline Planning Permission**

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**Proposed Residential Development Scheme**

The Proposed Residential Development Scheme (PRDS) will comprise 10no. dwellings (all open market) and a village hall.

The proposed site layout plan (drawing number: 04\_21\_00007) comprises of 5no. 3-bed dwellings and 5no. 4-bed dwellings.

It is proposed that the site will be accessed via a new access off Bradney Lane. The estate road will be adopted providing access to the village hall and plots 1-8. Plots 9-10 will be accessed via a shared, private driveway.

### **Section 106 Agreement**

The completed Section 106 Agreement is contained within the information pack. It sets out the delivery of the village hall, car park and public open space.

### **Community Infrastructure Levy**

SC has granted part Community Infrastructure Levy (CIL) relief. Please see the information pack for more information.

### **Method of Sale**

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

### **Guide Price**

The guide price for the site is £350,000. Offers are invited on an unconditional basis.

### **Submission of Offers**

The deadline for submission of offers is no later than **5.30pm on Friday, 19<sup>th</sup> April 2024.**

The offers are to be submitted to George Williams BSc (Hons) MSc MRICS, Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Land off Bradney Lane, Bawdrip, Nr. Bridgwater, Somerset TA7 8QD**' 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: [george.williams@gth.net](mailto:george.williams@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 aerial video are available, via the link, set out below:-

<https://www.dropbox.com/scl/fo/6dxhiztw1q5ztdeca6x7s/h?rlkey=6a8hg6da08wo1ptu0hajvco70&dl=0>

<https://youtu.be/G-eBRaNncJc>

### **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.

If you would like to make an appointment to view the property 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: [george.williams@gth.net](mailto:george.williams@gth.net).

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. Taylor', with a horizontal line extending from the end.

**Greenslade Taylor Hunt**

Enc Sales brochure  
Site Plan