gth



RESIDENTIAL DEVELOPMENT SITE

Land west of Touchstone Lane - Chard - Somerset - TA20 1RF


Aerial photograph (taken from the east)

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Land west of Touchstone Lane - Chard - Somerset - TA20 1RF

Residential development site with outline planning permission for 5no. dwellings (all open market).

This is an exceptional development opportunity, in a rural location with views over Chard and the open countryside, yet within easy reach of the A303.



The site extends, in total, to approximately 0.6-hectares (1.49-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

Mark Chugg

(01823) 334466

mark.chugg@gth.net

Pippa Savage

(01823) 334466

pippa.savage@gth.net

LOCATION

The market town of Chard is located within the administrative area of Somerset Council (SC) (formerly South Somerset District Council (SSDC)). It is the second largest town in South Somerset, with a population of approximately 14,616no. residents (2021 Census).

Chard is located on the southern edge of the County of Somerset. It is bi-sected by the A358 (Furnham Road) (leading north to Ilminster and south to Axminster) and the A30 (leading west to the A303 and Honiton and east to Crewkerne).

The town provides a comprehensive range of facilities and amenities, including St. Mary's parish church, 4no. primary schools, 2no. secondary schools (Holyrood Academy and Chard School), various business and industrial estates, 3no. supermarkets (including Tesco and Sainsbury's), various banks, a range of public houses, cafes and restaurants and a range of national, regional and local shops and businesses.

It is 23.3-kilometres (14.5-miles) south-east of the county town of Taunton. It provides a comprehensive range of facilities and amenities, (including but not limited to): many independent stores, cafes, pubs and fine dining restaurants. Musgrove Park Hospital and Nuffield Health Hospital serve the town and there is an excellent range of independent and state schools within the area (Taunton School and Kings Taunton School). Taunton is also home to the Somerset County Cricket Club.

COMMUNICATIONS

Road - The land has road frontage onto Touchstone Lane, which links south to the A30. The A30 provides access west to the A303 and east to the A358 (Tatworth Road). This road links to Ilminster and Taunton to the north and to Axminster to the south. It provides routes to Exeter and London (via the A303).

Rail - Crewkerne railway station is approximately 15.3-kilometres (9.5-miles) to the east. It provides mainline services to Exeter St. Davids and London Waterloo.

Air - Exeter Airport is approximately 42.8-kilometres (26.6-miles) to the south-west, via the A30 and Bristol Airport is approximately 77.2-kilometres (48-miles) to the north, via the M5 motorway. Both offer scheduled and chartered flights to a range of national and international destinations.

Aerial photograph (taken from the north-east)



Proposed site plan (20-225-P100B)



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

SITE

The site is situated off Touchstone Lane, a well-maintained road to the east of the town centre. It comprises amenity land, which slopes gently west to east.

It is bound by residential dwellings (off Rackclose Park) and agricultural land to the north; by a residential dwelling and private garden to the east; by amenity land to the south; and by agricultural land to the west.

It extends, in total, to approximately 0.6-hectares (1.49-acres). The site that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

OUTLINE PLANNING PERMISSION

SC, on 17th July 2025, granted outline planning permission (OPP) for the erection of 5no. new dwellings with garages and associated works. All matters were reserved with the exception of access. Access will be formed off Touchstone Lane. This permission is subject to 18no. conditions.

The proposed residential development scheme (PRDS) is likely to comprises 5no. large detached houses with garages and private gardens.

RESERVED MATTERS APPLICATION

Any prospective buyer will need to submit a reserved matters application (RMA) to detail the appearance, landscaping, layout and scale to define the PRDS.

SECTION 106 AGREEMENT

There is a Section 106 Agreement between our clients and SC in respect of the area in which the site and mitigation land are situated.

We understand that the threshold for Section 106 Agreement contributions has not been met by the OPP and; therefore, there will be no contributions payable to SC.

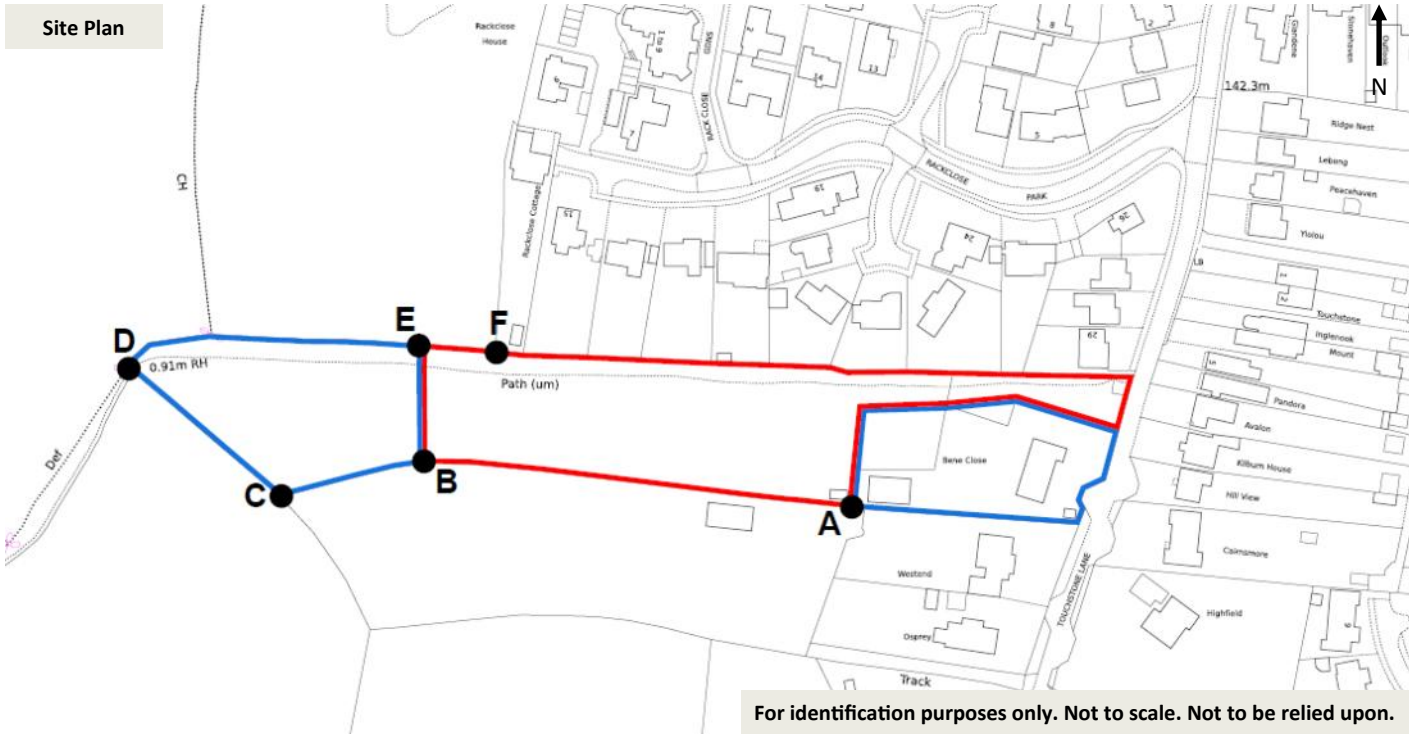
COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL) will be payable. The index linked figure for 2026 is £56.94-per sq. m. (£5.29-per sq. ft.). This is applied to the Gross Internal Area (GIA) of the dwellings and garages to be built as part of the PRDS on the site.

Aerial photograph (taken from the west)



Site Plan



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

PHOSPHATE MITIGATION STRATEGY

The phosphate mitigation is being dealt with by replacing the existing septic tank with a One2Clean package treatment plant (PTP) to discharge into the existing drainage field. The seller's will install a new PTP, to which any purchaser will have the right to connect into it.

ADDITIONAL LAND

The seller's owns additional land to the west. The land is available via a separate negotiation.

LOCAL AUTHORITY

Somerset Council

Brympton Way

Yeovil

Somerset

BA20 2HT

T: (0300) 123 2224

E: planningsouth@somerset.gov.uk

W: 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: WS72518.

OVERAGE

Our client'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.

RANSOM STRIPS

The seller will retain 30-centimetre wide ransom strips between points A to B, B to E and E to F, as shown on the site plan to the left. Please speak to the agent for further details.

METHOD OF SALE

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

GUIDE PRICE

Price on application.

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 seller's have a Wayleave Agreement with National Grid for the telephone masts positioned on the land and the electricity lines crossing the site. A copy of the Agreement is contained within our information pack. We understand that National Grid is due to replace the existing telephone masts, which have been identified as unsafe in their current condition.

A public footpath (CH 31/1) runs along the northern boundary of the site.

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. 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/5p8mi42eqjk56l8oub5is/AEyKh6GqtBFs3Cc2pCXeWO8?rlkey=28i3ihx6djaaozzuupsu3a096&st=meynwldf&dl=0

https://youtu.be/KJk9whajsUs

VIEWINGS

All viewings are strictly by appointment. The enclosed covering letter sets out the specific 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: TA20 1RF

What3words: /// vans.chains.splash

From the A303 heading west past Ilminster, take the third exit, and heading east past Horton, take the first exit, onto the A358 toward Horton Cross. Follow the road for 8-kilometres (5-miles) until you hit a cross road. At the cross road, turn right onto Fore Street. Follow the road for 800-metres and then turn right onto Touchstone Lane. In 100 -metres the site will be found on your left. 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

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

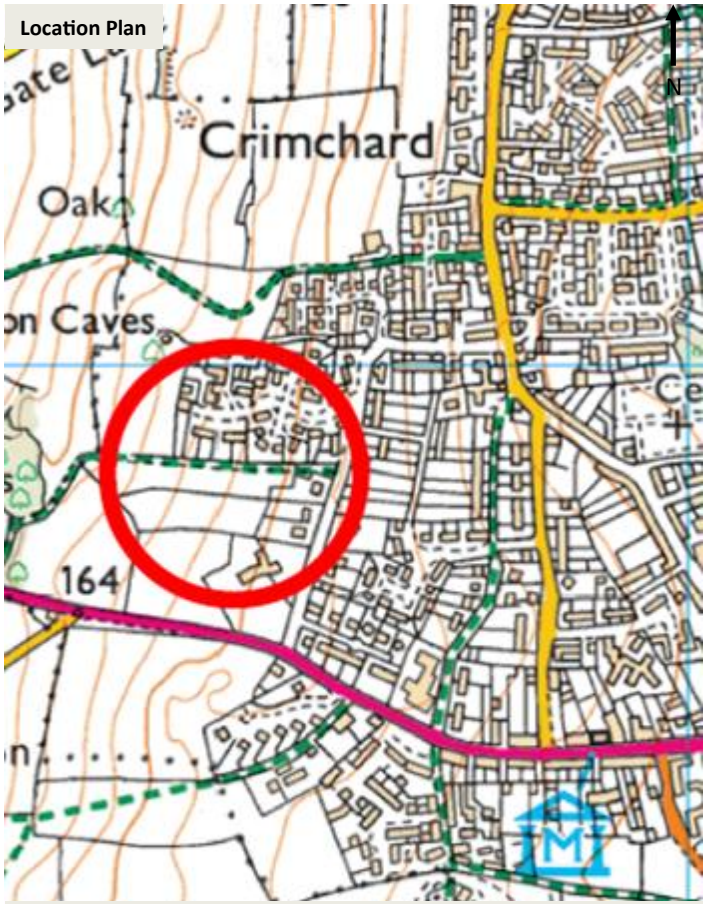
Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

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.

Location Plan



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

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.

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: February 2026

Brochure produced: July 2026

Property Reference Number: TAL260019

gth



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GREENSLADE TAYLOR HUNT

www.gth.net

Your Ref:
Our Ref: MCC/PNS
Date: As postmarked

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 TOUCHSTONE LANE, CHARD, SOMERSET TA20 1RF

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr L and Mrs C Brun. It is instructed to market and sell the site as described in the subject above.

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

Method of Sale

We are offering the freehold of the land outlined in red on the site plan, for sale by private treaty, with vacant possession on completion.

Guide Price

Price on Application.

We are seeking offers on an unconditional basis.

Submission of Offers

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 Touchstone Lane, Chard, Somerset TA20 1RF,'** 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 addresses are: mark.chugg@gth.net or pippa.savage@gth.net, respectively.

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 links, set out below:-

https://www.dropbox.com/scl/fo/5p8mi42eqjk56l8oub5is/AEyKh6GqtBFs3Cc2pCXeWO8?rlkey=28i3ihx6djaaozzuupsu3a096&st=x0fn1k3p&dl=0

Viewings

All viewings are strictly by appointment.

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 **9:00am** and **11:00am** on the days, as set out below: -

- **Wednesday, 22nd July 2026;**
- **Wednesday, 29th July 2026;**
- **Wednesday, 5th August 2026;** and
- **Wednesday, 12th August 2026.**

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 addresses: mark.chugg@gth.net or pippa.savage@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt
Enc Sales brochure