



LAND NORTH OF DUCKS VIEW

Ducks Hill - Huish Episcopi - Langport - Somerset - TA10 9FL

Aerial photograph taken from the south



LAND NORTH OF DUCKS VIEW

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Residential development site with detailed planning permission for 9no. dwellings (all open market), together with associated infrastructure works.

This is an exceptional site in a rural yet accessible location. Langport High Street is within walking distance.



The site extends, in total, to approximately 3.83-hectares (9.48-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

George Williams

01823 334466

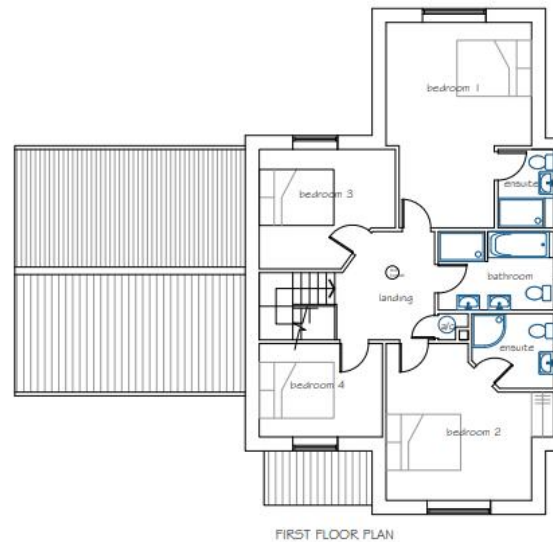
george.williams@gth.net

William Venner

01823 334466

will.venner@gth.net

Proposed floor plans for plots 2,4,5



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

Illustrative site layout



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LOCATION

The town of Langport is within the administrative area of Somerset Council (SC) (formerly South Somerset District Council (SSDC)). Huish Episcopi borders Langport to the south-west.

Langport has a well-established community and provides a comprehensive range of facilities and amenities, including (but not limited to): Tesco supermarket, a selection of independent shops, cafés, and restaurants, as well as essential services such as doctors and dentists. Other key facilities include a post office, Langport Library and a leisure centre. The town is also home to the historic All Saints' Church, dating back to the 13th century.

Langport benefits from a variety of educational institutions catering to different age groups, including Huish Episcopi Academy (secondary school and sixth form) and Huish Episcopi Primary School.

COMMUNICATIONS

Road - The A372 lies just south of the site and connects Bridgwater to Yeovil passing through several villages and towns. The A378 is approximately 1.7-kilometres (1.1-miles) to the west and provides a direct route to Taunton approximately 20.7-kilometres (12.9-miles).

Rail – Taunton railway station is situated approximately 24.9-kilometres (15.5-miles) to the west. Taunton provides direct mainline services to Exeter, Cardiff Central, Bristol Temple Meads, and London Paddington (via Bristol).

Air – Bristol Airport is approximately 79.3-kilometres (49.3-miles) to the north. Exeter Airport is approximately 71.9-kilometres (44.7-miles) to the south-west. Both have scheduled and chartered flights to a range of national and international destinations.

SITE

The site is located on the south-eastern edge of Huish Episcopi. It is bound by residential dwellings to the south and agricultural land to the north, east and west.

It is accessed by the existing vehicular access to the south from Ducks View. A private drive serves 6no. private dwellings as well as the current agricultural land.

DETAILED PLANNING PERMISSION

On the 1st December 2023, Somerset Council (SC) validated a detailed planning application (application number: 23/03050/FUL) for the proposed development of 9no. dwellings with associated parking, services and domestic curtilage. No decision was made before an appeal was submitted.

The Planning inspectorate, on 23rd April 2025, upheld the appeal and granted detailed planning permission (appeal reference: APP/E3335/W/24/3343122), for the development of 9no. dwellings with associated parking, services and domestic curtilage. The permission is subject to 18no. conditions.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS), is for 5no. 4-bed detached two storey dwellings that will extend each approximately 158-sq. m. (1,700-sq. ft.) along with double garages, 2no. 3-bed detached single storey dwellings that will extend approximately 109-sq. m. (2,173-sq. ft.) along with single garage and 2no. 2-bed detached single storey dwellings that will extend approximately 70-sq. m. (753-sq. ft.) along with double garages. The PRDS will be accessed via a shared private driveway off Ducks View, from Ducks Hill (the A372).





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

Community Infrastructure Levy (CIL) payments will be due, as the former South Somerset District Council (SSDC) area charge CIL on all new residential floor space created over 100-sq. m. The index linked figure for 2025 is charged at a rate of £55.64 (40 x 1.391)-per sq. m. (£5.169-per sq. ft.). This is applied to the Gross Internal Area (GIA) of the open market dwellings and garages to be built as part of the PRDS on the site.

LOCAL AUTHORITY

Somerset Council
County Hall
Taunton
Somerset
TA1 4DY
T: (0300) 123 2224
W: <https://www.somerset.gov.uk/>
E: Generalenquiries@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: WS40181.

PHOSPHATE MITIGATION STRATEGY

The proposed phosphate mitigation strategy comprises 5no. willow beds that need to be implemented as per the plan to the left. More information on this is contained in the information pack.

OVERAGE

Our clients preference is for an overage provision to be contained within the sale contract. The headline terms are as set out below:-

Area: the overage will relate to all of the land that is not part of the defined development area (i.e. it will relate to the phosphate mitigation land, orchard and paddock areas).

Additional Payment: 40% of the uplift in value between the Sale Price of the land (apportioned between the elements (development site and additional land)) and the Market Value of it (apportioned between the two elements) following grant of Planning Permission (change of use, prior approval, outline, detailed or hybrid) for Development (anything other than as it is now, including for bio-diversity net gain or other natural capital schemes). Market Value is defined in the current Royal Institution of Chartered Surveyor's Red Book (or subsequent version thereof);

Overage Period (from the date of completion of the sale of the site): 20-years

Trigger: 20-working days after grant of a satisfactory planning permission (which means grant of Permission for Development, expiry of the Judicial Review challenge period and being free from challenge);

Payment: 20-working days after agreement between the Parties, or determination if there is a dispute between them, of the Additional Payment; and

The Overage will apply on each and every occasion a new permission being granted.

Aerial photograph taken from the southwest



Proposed elevation plans Plots 1, 3



FRONT (SOUTH) ELEVATION



NORTH ELEVATION



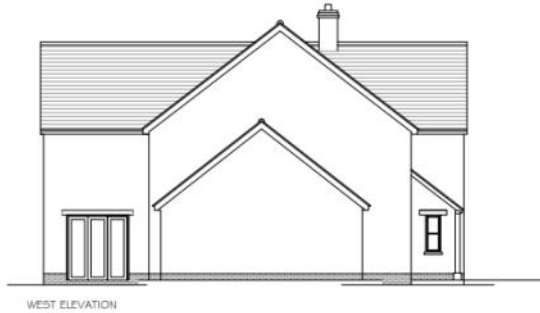
WEST ELEVATION



EAST ELEVATION

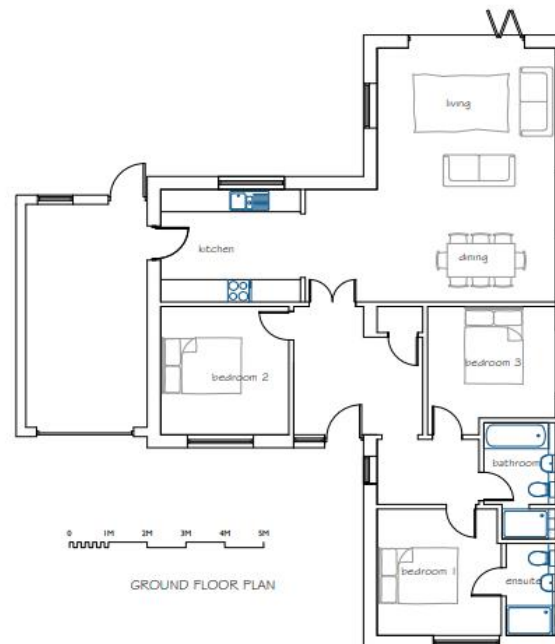
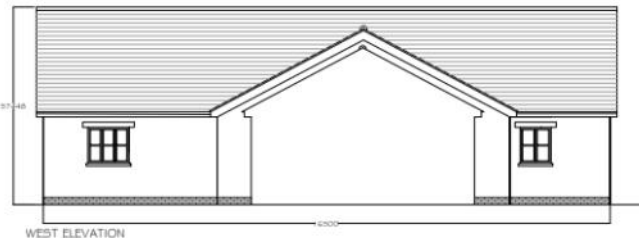
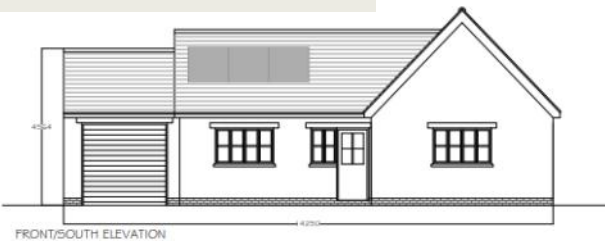
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Proposed elevations of plots 2, 4, 5



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

Proposed elevations and floor plans of plot 7



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METHOD OF SALE

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

GUIDE PRICE

The guide price is £875,000.

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.

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:-

[DROPBOX LINK](#)

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: TA10 9FL

What3words: rucksack.info.reheat

From the M5 heading north bound at Junction 25 take the fourth exit onto the A358. Continue for approximately 3.9-kilometres (2.4-miles), then keep left to continue towards the A378. After approximately 80-metres (259-feet), take a slight left onto the A378 and follow it for approximately 15-kilometres (9.3-miles). Continue straight onto The Hill for approximately 0.8-kilometres (0.5-miles), then turn right onto the A372 and drive for approximately 0.6-kilometres (0.4-miles). Finally, turn left onto Ducks View and the site is in front of you.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the application. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net

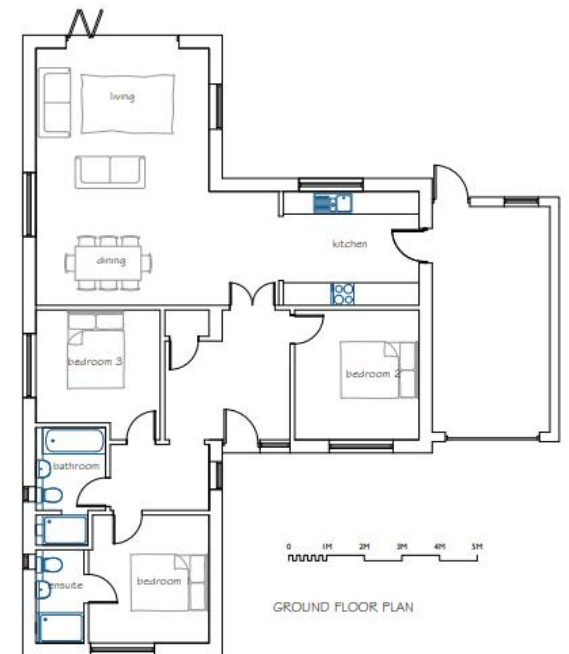
Our Planning Services are available via the link, set out below:-

[GTH Planning Services](#)

Photograph of orchard



Proposed elevations and floor plans of plot 6



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

Photograph of access



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

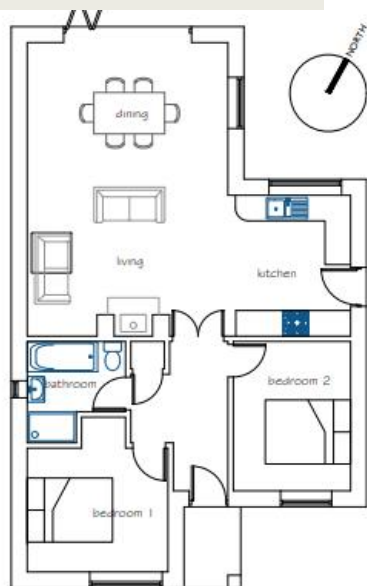
Our New Homes Services are available via the link, set out below:-

[New Homes with GTH](#)

PROPERTY MANAGEMENT

Our Property Management department will be delighted to provide prospective buyers with advice on the on-going management of the properties.

Proposed elevations and floor plans of plot 8



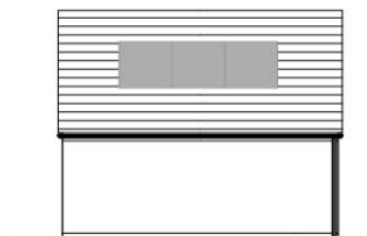
FLOOR PLAN

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Proposed elevations of garages



FRONT (SOUTH) ELEVATION

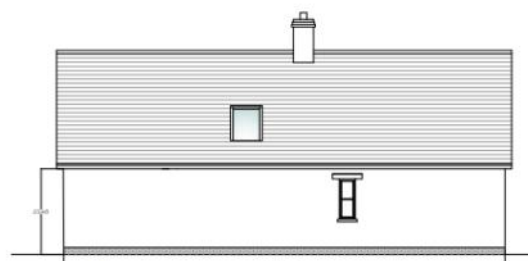


SOUTH ELEVATION

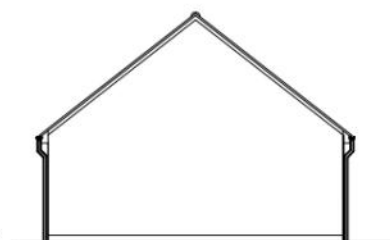


NORTH ELEVATION

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WEST ELEVATION



WEST ELEVATION



EAST ELEVATION

The departments telephone number is (01823) 348899 and its email address is: chris.holt@gth.net.

Our Property Management Services are available, via the link, set out below:-

[GTH Block Management Services](#)

IMPORTANT NOTICE

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

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.

1. 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.

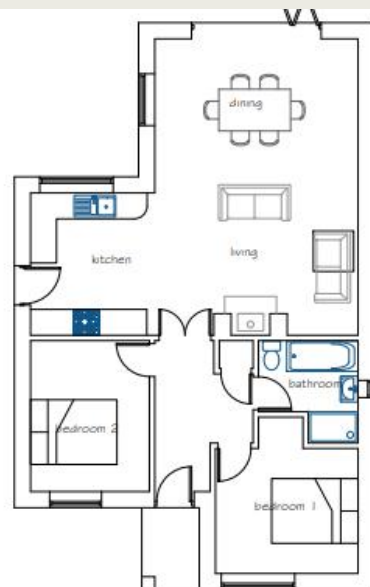
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken July 2025

Brochure produced July 2025

Property reference: TAL250056

Proposed elevations and floor plans of plot 9

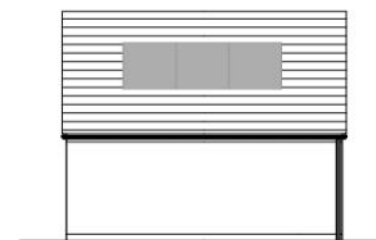


GROUND FLOOR PLAN

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FRONT (SOUTH) ELEVATION



SOUTH ELEVATION

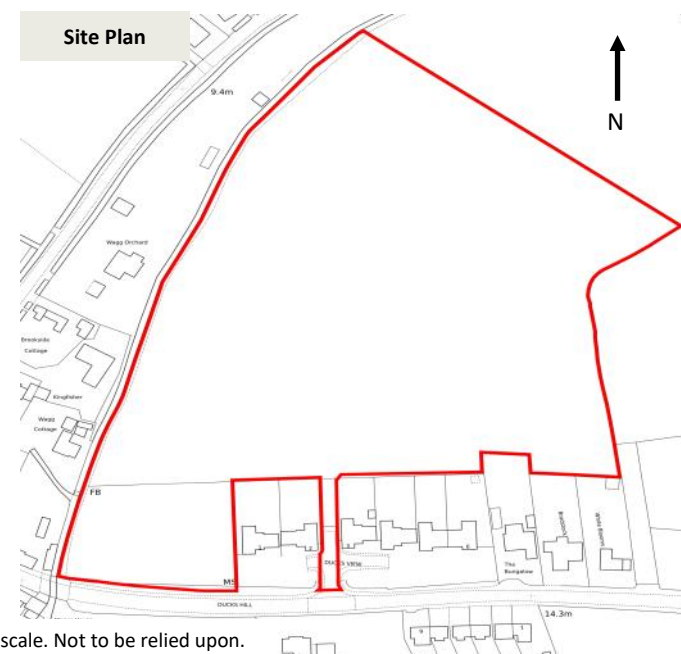
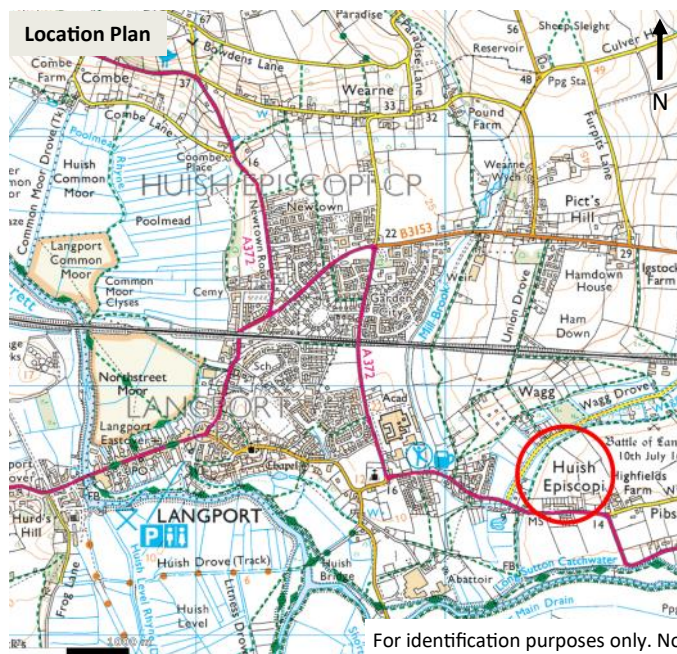


WEST ELEVATION



NORTH ELEVATION

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GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: GHW
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

**LAND NORTH OF DUCKS VIEW, DUCKS HILL, HUISH EPISCOPI, LANGPORT, SOMERSET
TA10 9FL**

Greenslade Taylor Hunt is the sole selling agent. It is instructed to market and sell the site, as described above.

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

Method of Sale

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

Guide Price

The guide price is **£875,000**.

Offers are invited on an unconditional basis.

Submission of Offers

The offers are to be submitted to George Williams BSc (Hons) MRICS, Development Surveyor with the envelope marked with the reference '**Land North of Ducks View, Ducks Hill, Huish Episcopi, Langport, Somerset TA10 9FL**', 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

Additional Information

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

<https://www.dropbox.com/scl/fo/7pbixdzruc6fgnyn98i39/AOYRTVUbK7LU0gsehQ37zwU?rlkey=o0k27o2wosj9zt2ggl9m4bob0&st=ix5fn24f&dl=0>

<https://youtu.be/3cpy8kalECU>

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 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 address: george.williams@gth.net
We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure