gth



BUILDING PLOT

Land at Toad Hall - Lower Henlade - Nr. Taunton - Somerset - TA3 5NA

Aerial photograph (taken from the north-east)



BUILDING PLOT

Land at Toad Hall - Lower Henlade - Nr. Taunton - Somerset - TA3 5NA

Building plot with detailed planning permission for 1no. dwelling (open market).

The plot is situated in the village of Henlade, east of the popular town of Taunton, with exceptional countryside views.



The plot extends, in total, to approximately 0.22-hectares (0.55-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

George Williams

(01823) 334466

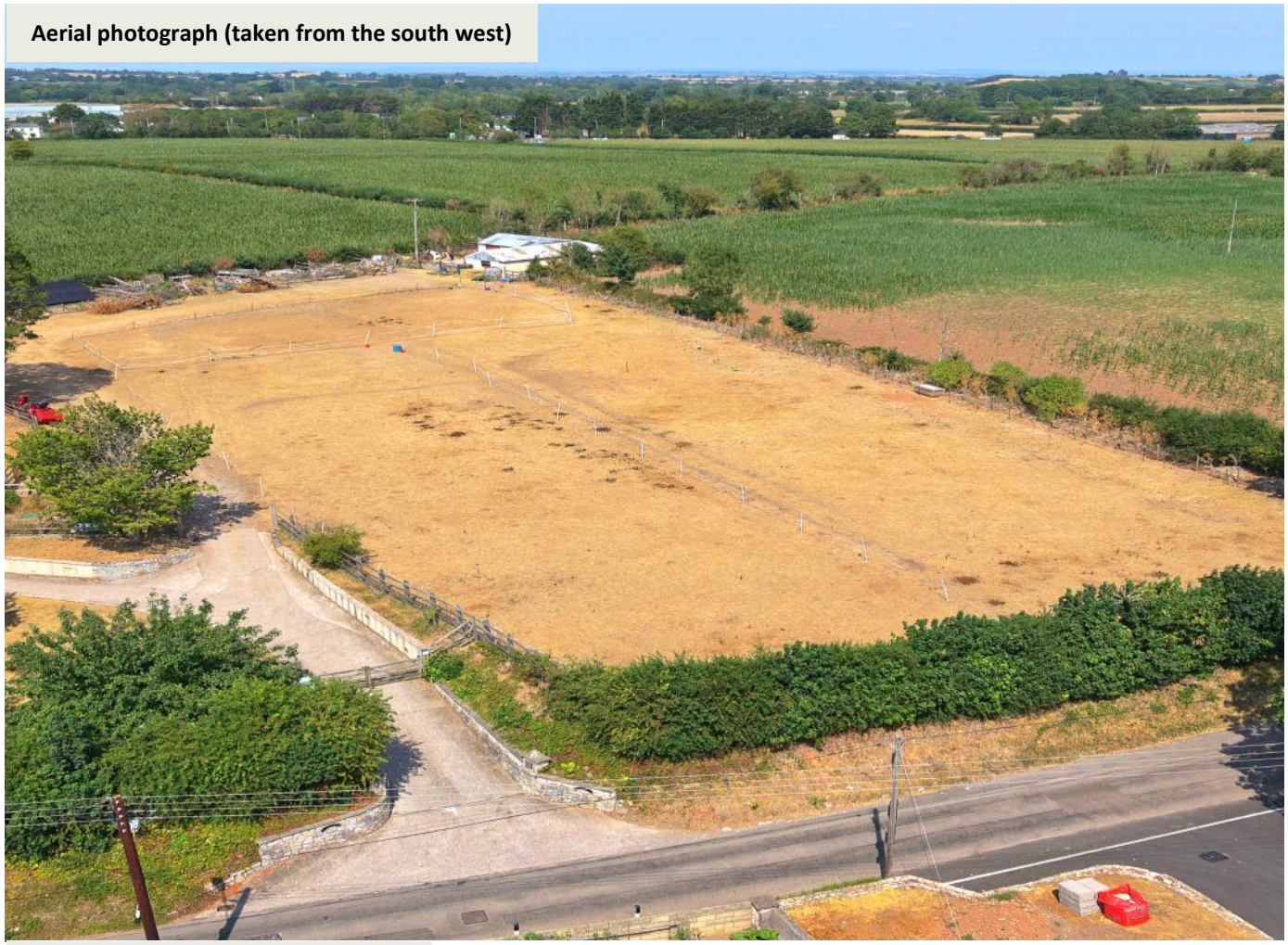
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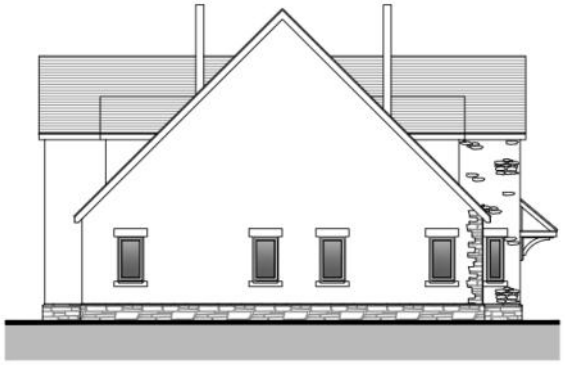
Aerial photograph (taken from the south west)



South and west elevations for Plot 2



Front (South) Elevation



Side (West) Elevation

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

LOCATION

The village of Henlade is located within the administrative area of Somerset Council (SC) (formerly Taunton Deane Borough Council (TDBC)). The village has a population of approximately 300no. residents (2021 Census).

Henlade has access to a comprehensive range of facilities and amenities including (but not limited to):- a Post Office, a primary school, golf driving range and a church. Additionally, the village benefits from a selection of hospitality venues, such as the Ruishton Inn and Miller & Carter, approximately 2.0-kilometres (1.2-miles) away.

Taunton, the County Town of Somerset, is located approximately 2.0-kilometres (1.2-miles) to the west. Taunton has an extensive range of shopping facilities, including many independent high street stores, cafés, public houses and fine dining restaurants, including a thriving farmers' market every Thursday. Musgrove Park Hospital serves the town, and there is an excellent range of independent and state schools within the area. Taunton is also home to Somerset County Cricket Club.

COMMUNICATIONS

Road - The plot lies north off of Greenway lane, which links directly to the A358 to the east. The A358 adjoins the A303 which provides access to Wincanton, Mere, Andover and the M3 motorway to the east. Junction 25 of the M5 motorway is approximately 2.0-kilometres (1.2-miles) to the west providing access to Exeter and Cornwall.

Bus - Taunton Gateway Park & Ride is approximately 2.0-kilometres (1.2-miles) away, providing direct access to the town centre and Musgrove Park Hospital. As well as this, there is a frequent direct bus service to Bristol Airport from Junction 25 of the M5 Motorway.

Rail - Taunton railway station is approximately 6.4-kilometres (4.0-miles) to the west. It is part of the Great Western Main Line network, specifically where the Reading–Taunton line meets the Bristol–Exeter line at Taunton. Trains continue west from Taunton to Exeter, Plymouth, and Cornwall.

Air - Bristol Airport is approximately 56.0-kilometres (35.0-miles) to the north and Exeter Airport is approximately 53.0-kilometres (33.0-miles) to the south. Both offer a range of scheduled and chartered flights to a range of national and international destinations.

BUILDING PLOT

The plot that is being offered for sale is labelled plot 2 on the site layout plan and shown outlined in red on the site plan. It is shown for identification purposes only and is not to be relied upon.

The plot is situated north of Greenway Lane, with farm land to the east and residential dwellings to the north and west. It extends, in total, to approximately 0.22-hectares (0.55-acres).

DETAILED PLANNING PERMISSION

SC, on 17th April 2026, granted detailed planning permission (reference number: 31/25/0013) for the change of use of land and erection of 2no. dwellings (1no. self-build) with the erection of an extension and alteration of the barn to domestic garage/workshop, formation of access, landscaping and associated works on land at Toad Hall, Lower Henlade. The permission is subject to 9no. conditions.

Please note that the seller is retaining plot 1 (self-build) and only plot 2 is for sale (open market).

PROPOSED DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) for plot 2 comprises of 1no. dwelling. It is a 1.5-storey, 4-bed detached dwelling. The total gross internal floor area (GIFA) is 246-sq. m. (2,648-sq. ft.).

The site also includes a double garage/workspace.

SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the development; therefore, there will not be any contributions.

COMMUNITY INFRASTRUCTURE LEVY

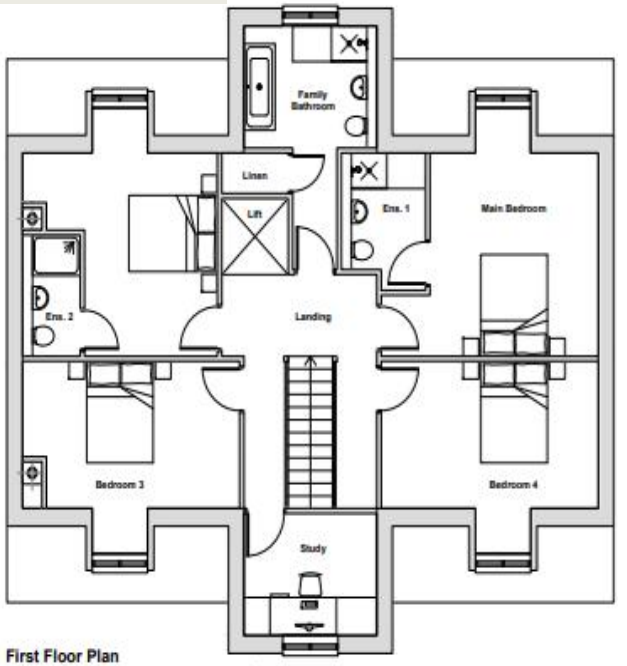
Community Infrastructure Levy (CIL) will be payable if the proposed new home is built by a housebuilder/developer, but it will not be payable if it is built by a self-builder due to an exemption for self-build schemes.

Site Layout Plan

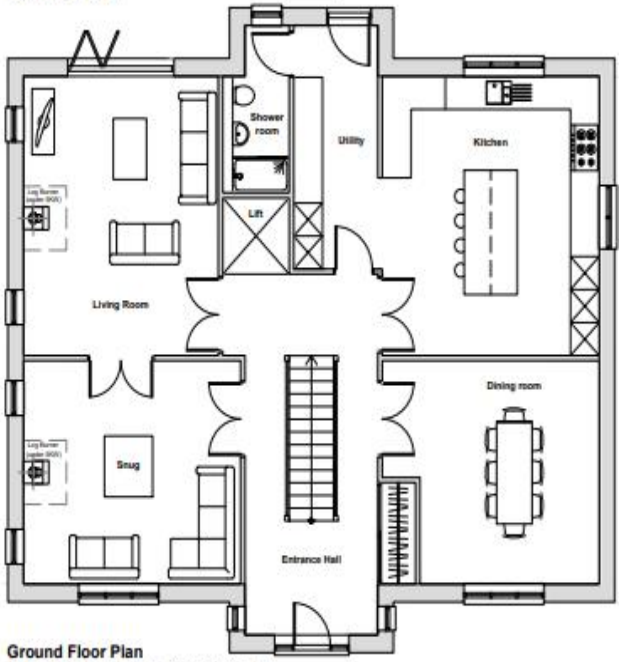


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Floor Plans - Plot 2



First Floor Plan



Ground Floor Plan
TOTAL Gross Internal Area - 246m2 - 2648sqft

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

Aerial photograph (taken from the north west)



Aerial photograph (taken from the west)



LOCAL AUTHORITY

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

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the plot being offered for sale. It is registered with the Land Registry under title numbers: ST56170 and ST44854. Part of the property falls within a wider title, which is to be retained by the seller.

METHOD OF SALE

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

GUIDE PRICE

The guide price is in the region of **£250,000.**

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.

RIGHTS AND RESERVATIONS

If there are any rights and reservations, these will be dealt with in the sale contract. Please speak to the agent dealing with the plot for more information.

SERVICES

All mains services are available near or on the plot, with the exception of gas.

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/5rr70jme0bc75ln047n5x/AF9AjlMCkpfzWrI0pYcgX_Q?rlkey=fobne2u4g9x6zf8jbpm7knhpi&st=vaixwo2t&dl=0

https://youtu.be/RzeuOYkZjtc

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this plot 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 plot 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: TA3 5NA

What3words: bravest.stunning.mystified

From Junction 25 of the M5 Motorway, exit onto the A358 towards Ilminster and continue for approximately 1.8-kilometres (1.1-miles) until reaching a right turn onto Stoke Road. Follow Stoke Road for approximately 0.5-kilometres (0.3-miles) and turn left onto Greenway Lane. After only approximately 0.2-kilometres (0.1-miles) the destination will be on your left.

The plot 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.

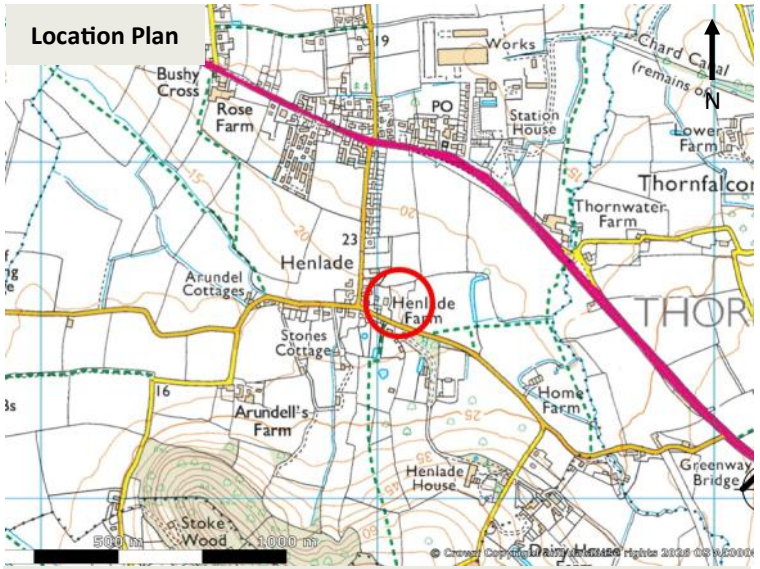
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken September 2026

Sales Brochure produced September 2026

Property Reference Number: TAL260046

Location Plan



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Site Plan



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