



SELF-BUILD PLOTS

Land off Woolavington Road - Puriton - Nr. Bridgwater - Somerset - TA7 8BQ

Aerial photograph (taken from the south-west)



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Residential development site with outline planning permission for the erection of 2no. self-build dwellings (plot numbers 3 and 4)(both open market).

It lies adjacent to the popular village of Puriton, yet within easy reach of the expanding town of Bridgwater.



The site extends, in total, to approximately 0.2-hectares (0.5-acres).

For further information please contact: -

Development Land & Planning Department

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Aerial photograph (taken from the east)



LOCATION

The village of Puriton is within the administrative area of Somerset Council (SC) (formerly Sedgemoor District Council (SDC)). It has a population of approximately 2,266no. residents (2021 Census) and is located on the western edge of the Polden Hills.

Puriton has a range of facilities and amenities, including (but not limited to) St Michael and All Angels Church, a village hall with play area and MUGA, allotments, a primary school, a public house (the Puriton Inn), a Post Office and general store, Court Farm Butchers, the Cutting Room hairdressers, Hunny Bears Day Nursery, and a sports centre, which offers indoor bowls, archery, target shooting, a youth club and football and cricket pitches.

The expanding town of Bridgwater is approximately 5.6-kilometres (3.5 -miles) to the south. It has a range of ecclesiastical, educational, cultural, recreation/leisure and shopping facilities and amenities. The town has seen exceptional growth and investment in recent years and is home to a number of major employers, including Refresco Beverages, Langdon Group, Morrisons and Mulberry.

The site is located approximately 0.8-kilometres (0.5-miles) south-west of the Gravity Enterprise Zone, approximately half of which will be taken up by a £4-billion gigafactory being developed by Agravas for the production of electric vehicle batteries for Jaguar Land Rover. The facility is expected to be operational by 2027 and should create up to 4,000no. jobs. In addition, Hinkley Point Nuclear Power Station is approximately 21.7-kilometres (13.5-miles) to the north-west. Under construction is Hinkley Point C, which is costing between £41.6-billion and £47.9-billion and is intended to become operational between 2029 -2031. These projects are creating high demand for new homes.

COMMUNICATIONS

Road - Puriton is to the north-east of J23 of the M5 motorway and to the north of the A39. Bristol is approximately 51.5-kilometres (32-miles) to the north and Exeter is approximately 80.5-kilometres (50-miles) to the south. The A39 connects to Bath, Wells, Glastonbury, Minehead and North Devon. Furthermore, the A38 joins the A39 at Dunball, which is approximately 1.6-kilometres (1-mile) to the west.

There are regular bus services through Puriton, which run between Bridgwater, Wells and Axbridge.

Rail - Bridgwater railway station, approximately 6.1-kilometres (3.8-miles) to the south, provides mainline services to destinations such as

Air - Bristol Airport is approximately 37.3-kilometres (23.2-miles) to the north and Exeter Airport is approximately 71.2-kilometres) 44.3-miles to the south-west. Both offer scheduled and chartered flights to a range of national and international destinations.

The building plots are located on the north-eastern edge of Puriton. They comprise amenity land.

The plots are abutted by Primrose Cottage to the north; Gravity Enterprise Zone to the east; Woolavington Road to the south; and amenity land to the west.

They are accessed via Woolavington Road to the south. The access will be shared between the new-build plots and the existing dwelling (Primrose Cottage).

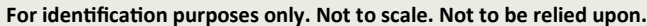
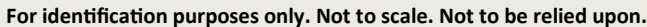
The plots extend, in total, to approximately 0.2-hectares (0.5-acres). The site that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

Somerset Council (SC), on 21st November 2023, granted outline planning permission (OPP) (application number: 42/23/00006) for 3no. detached dwellings. All matters are reserved with the exception of access. This permission is subject to 8no. conditions.

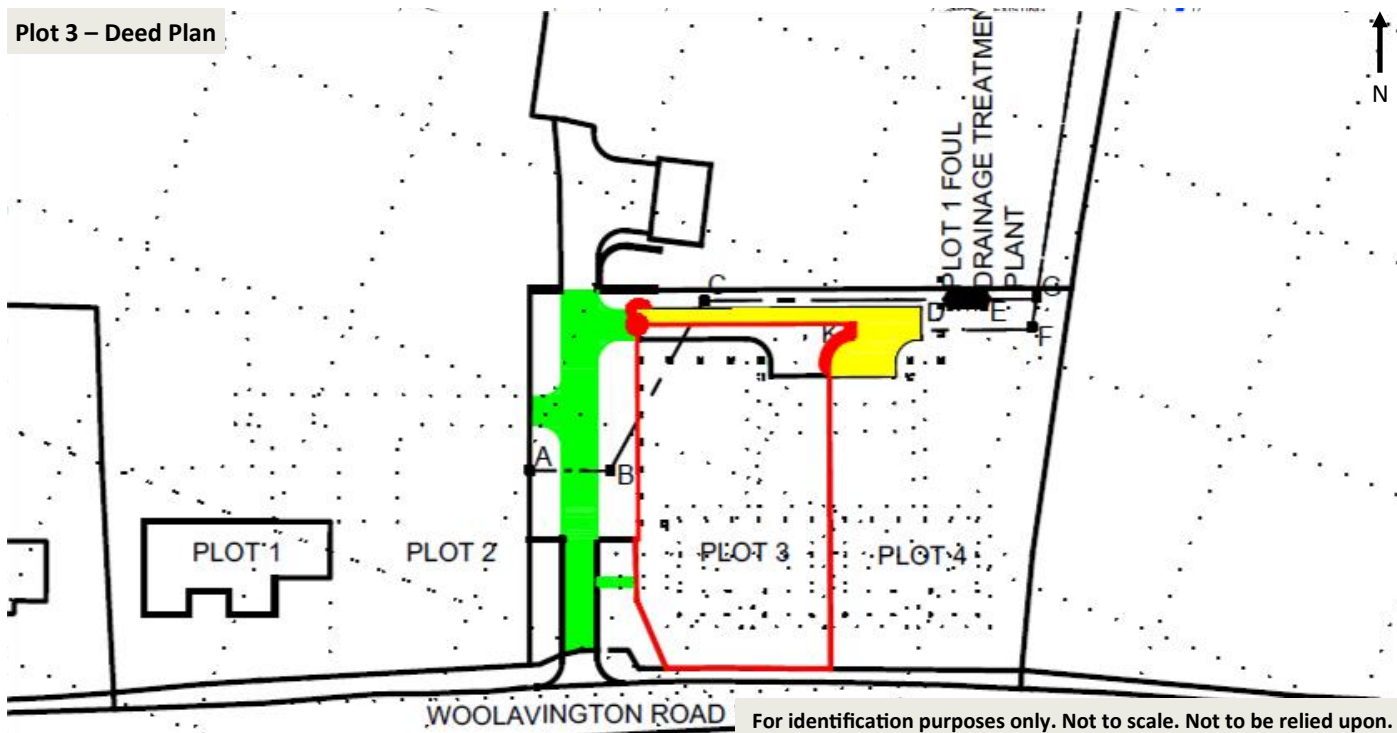
Please note that only plot numbers 3 and 4 are included within the sale.

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

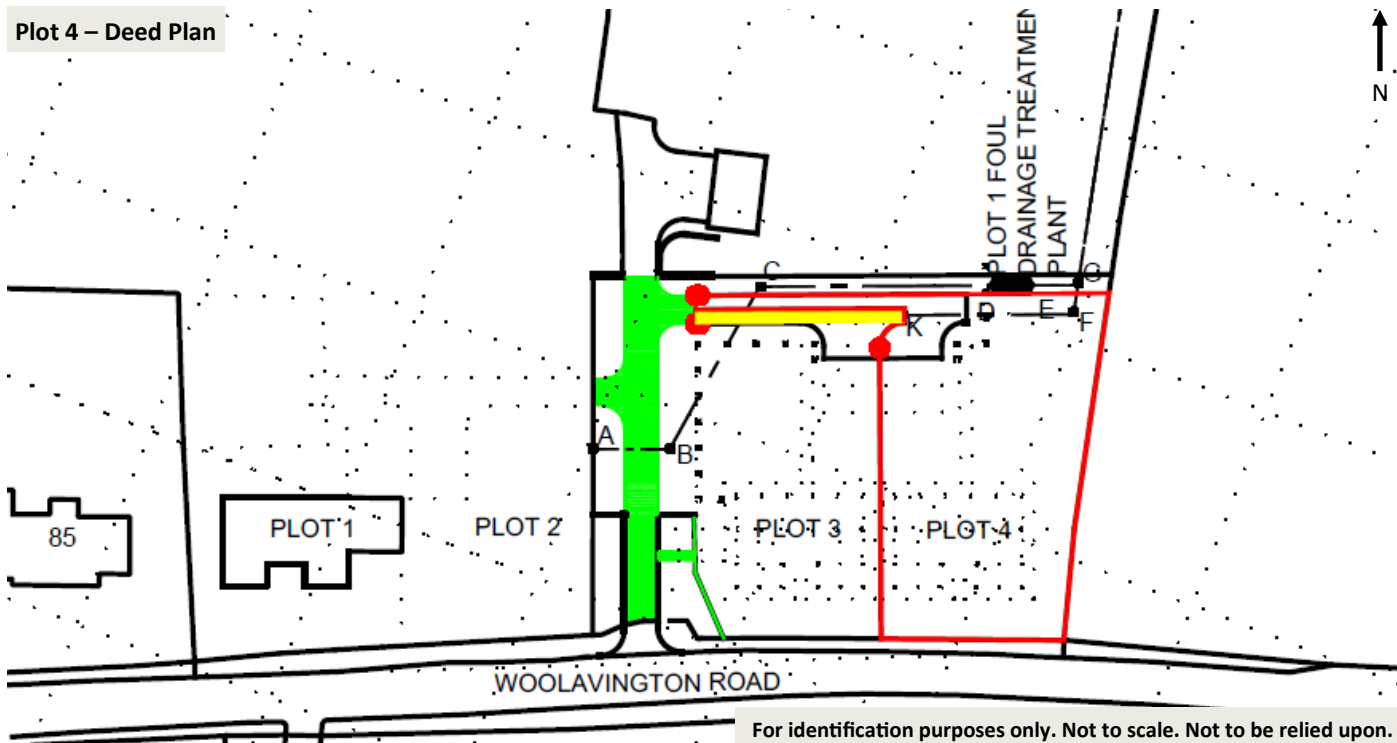
The proposed residential development scheme (PRDS) comprises 2no. dwellings, together with associated infrastructure works. All of the dwellings will be open market. The proposed dwellings are likely to comprise detached, 2-storey, 4-bed dwellings. Each dwelling will benefit from a double garage.



Plot 3 – Deed Plan



Plot 4 – Deed Plan



Access will be provided via a new driveway adjoining the existing driveway off Woolavington Road.

SECTION 106 AGREEMENT

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

COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will be payable if the PRDS 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.

LOCAL AUTHORITY

Somerset Council (North)

County Hall

Taunton

Somerset

TA1 4DY

T: (0300) 123 2224

E: planningnorth@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 numbers: ST281841 and ST89757, respectively.

METHOD OF SALE

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

It is available as a whole or in two lots.

GUIDE PRICES

The guide price is **£250,000 (£125,000 per plot)**.

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 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 contained within the information pack.

SERVICES

All mains services are available near or on the site.

All interested parties should make their own enquiries of 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/nxi9lmiysifgzsx5klsli/ABp26LmA8kH0WCOK2U038ys?rlkey=sxjeblqvelmwwamixwctjq45k&st=fkat4klt&dl=0>

<https://youtu.be/A7XGprobj-g>

VIEWINGS

All viewings are strictly by appointment.

DIRECTIONS

Sat Nav: **TA7 8BQ**

what3words: **sobbed.evaporate.grading**

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, onto the A39 signposted Glastonbury and Wells.

Take the first left into Hall Road and continue around to the right into Riverton Road. When Riverton Road joins Woolavington Road continue to follow the road for half a mile. The site will be found on the left-hand side. It will be identified by a Greenslade Taylor Hunt signboard.

Photographs taken December 2025

Sales Brochure produced May 2026

Property Reference Number: TAL250093

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 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 PRDS and advice on marketing the new homes. He department’s telephone number is: (01823) 334466 and its email address is:

owen.setter@gth.net.

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

[GTH New Homes Services](#)

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.
2. 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.

Aerial photograph (taken from the west)



Location Plan



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

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