



BUILDING PLOT

Sidbrook Orchards - Monkton Heathfield - Taunton - Somerset - TA2 8NH

Aerial Photograph (taken from the south-east)



BUILDING PLOT

Sidbrook Orchards - Monkton Heathfield - Taunton - Somerset - TA2 8NH

Residential development site with outline planning permission (OPP) for 1no. dwelling (open market).

This is an exceptional plot on the edge of Monkton Heathfield.



The site extends, in total, to approximately 0.10-hectares (0.24-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

Oliver Walker

(01823) 334466

oliver.walker@gth.net

Aerial Photograph (taken from the north)



Aerial Photograph (taken from the east)



LOCATION

The village of Monkton Heathfield is situated 4.8-kilometres (3.0-miles) east of Taunton. It is located within the administrative area of Somerset Council (SC) (formerly Somerset West and Taunton (SWAT)). The village has a population of approximately 4,800no. residents (2024 Census).

Monkton Heathfield has a comprehensive range of facilities and amenities, including (but not limited to): St Augustine's Church, Heathfield Community School, West Monkton CoFE Primary School, West Monkton Cricket Club, Crown Medical Centre, a public house (The Monkton Inn) and local stores such as a Co-op.

Taunton, the County Town of Somerset, is located approximately 4.7-kilometres (2.9-miles) away. 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 - Monkton Heathfield is adjacent to the A38, which links Taunton to Bridgwater. It also provides easy access to junction 25 of the M5 motorway, approximately 3.0-kilometres (1.9-miles) to the south.

Rail - Taunton railway station is approximately 3.4-kilometres (2.1-miles) to the south west. It provides mainline services to Yeovil, Cardiff Central, Bristol Temple Meads and London Paddington (via Bristol).

Air - Bristol Airport (BRS) is approximately 53.1-kilometres (33.0-miles) to the north east via the M5 motorway and A38. Alternatively, Exeter Airport (EXT) is approximately 56.3-kilometres (35.0-miles) to the south west. Both offer scheduled and chartered flights to a range of national and international destinations.

BUILDING PLOT

The building plot is situated off Greenway Road to the north of the village centre. It is bound by woodland to the north; Greenway Road to the east; and residential dwellings to the west and south.

It extends, in total, to approximately 0.10-hectares (0.24-acres). The site being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and should not be relied upon.

OUTLINE PLANNING PERMISSION

SC, on 19th March 2026, granted outline planning permission (OPP) (application number: 48/25/0065). This was for the erection of 1no. dwelling. All matters are reserved, with the exception of access. The permission is subject to 21no. conditions.

RESERVED MATTERS APPLICATION

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

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises a detached dwelling situated within a large plot, with 2no. car parking spaces.

SECTION 106 AGREEMENT

We understand that the threshold for Section 106 Agreement contributions has not been met by the outline planning application; therefore, no contributions will be required.

COMMUNITY INFRASTRUCTURE LEVY

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

PHOSPHATE MITIGATION STRATEGY

The phosphate mitigation strategy is being addressed by way of credits. Any prospective purchaser will need to acquire the required credits of approximately 0.1kg/yr. If needed, the required phosphate credits can be purchased via the Water Credits Initiative (WCI) from an approved provider within the relevant catchment.

Please refer to Condition No.3 of the decision notice for further details on the phosphate mitigation strategy.

Aerial Photograph (taken from the west)



Aerial Photograph (taken from the south-west)



Ground Photograph of the site (taken from the south)



Aerial Photograph (taken from the east)



LOCAL AUTHORITY

Somerset Council

County Hall

Taunton

Somerset

TA1 4DY

T: (0300) 123 2224

W: 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 number: ST227008.

METHOD OF SALE

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

GUIDE PRICE

The guide price is offers in the **region of £200,000**. 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 plot. 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/fwl0hh0lx5d8i4i4es3en/AJjsa3CFjIJBZolfgdTqeY?rlkey=sm8b55buergklfmqvynkdd93&st=oj3te6ow&dl=0>

<https://youtu.be/ORyBNJT5ZKE>

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: TA2 8NH

What3words: necklace.alpha.numeral

From Junction 25 of the M5 motorway, take the fifth exit on the roundabout if heading southbound, or the second exit if heading northbound, onto the A358, signposted Toneway. Exit the A358 by turning right onto Bridgwater Road after approximately 0.97-kilometres (0.6-miles) and continue for 2.3-kilometres (1.4-miles) before reaching a left turning onto Milton Hill.

Follow Milton Hill for 0.8-kilometres (0.5-miles), then turn right onto Yallands Hill for 0.3-kilometres (0.2-miles). Turn left onto Mead Way and follow the road north until reaching the left turn to Sidbrook Orchards after approximately 0.8-kilometres (0.5-miles). 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

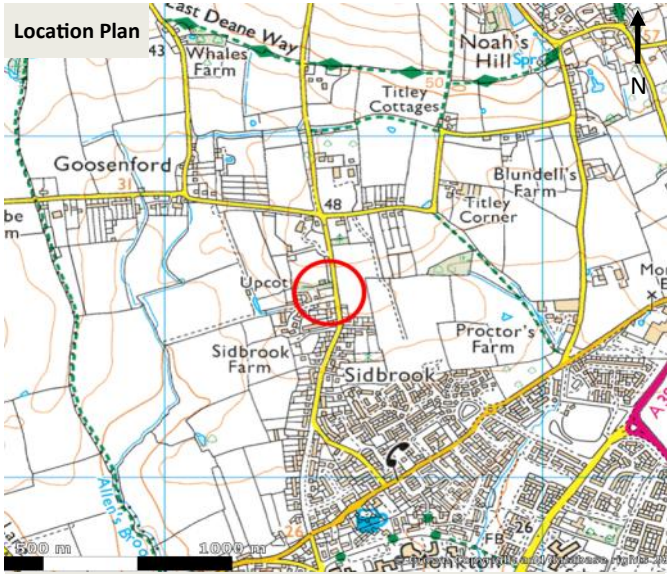
Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

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.
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: April 2026

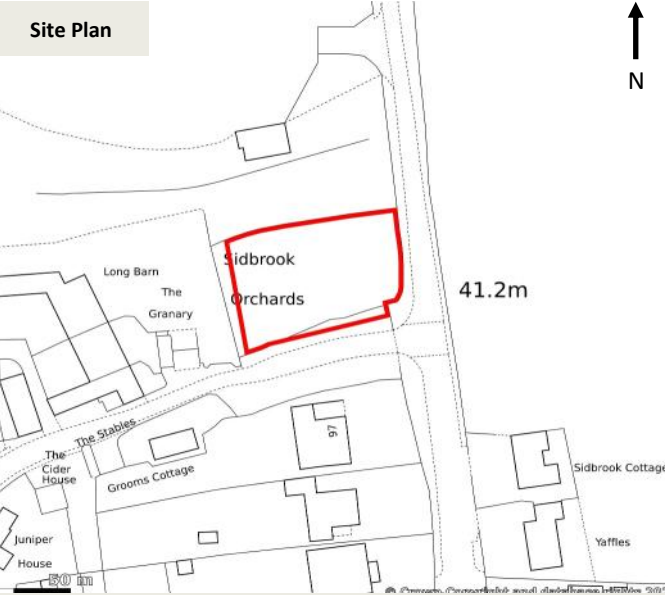
Brochure produced: July 2026 / updated August 2026

Property Reference Number: TAL260044



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

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GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: MCC/OHGW
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH

Tel: 01823 334466

Dear Sir or Madam

**BUILDING PLOT AT SIDBROOK ORCHARDS, MONKTON HEATHFIELD, TAUNTON, SOMERSET
TA2 8NH**

Introduction

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of the Trustees of the Sidbrook Farm Grandchildren's Trust. It is instructed to market and sell the building plot as described in the subject above.

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

Method of Sale

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

Guide Price

Offers in the region of £200,000. Offers are invited on an unconditional basis.

Submission of Offers

The offers are to be submitted to Mark Chugg BSc (Hons), MSc, MRICS, Partner and Development Surveyor and Oliver Walker BSc (Hons), Graduate Development Surveyor within the Development Land and Planning department with the envelope marked with the reference '**Building Plot at Sidbrook Orchards, Monkton Heathfield, Taunton, Somerset TA2 8NH**' 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 and oliver.walker@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 flythrough video are available, via the links, as set out below:-

<https://www.dropbox.com/scl/fo/fwl0hh0lx5d8i4i4es3en/AJJsa3CFjJBZolfgerTqeY?rlkey=sm8b55bue rgklfmqvyxnkkd93&st=xdtif8nt&dl=0>

<https://youtu.be/0RyBNJT5ZKE>

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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 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 email on email addresses: mark.chugg@gth.net and oliver.walker@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure