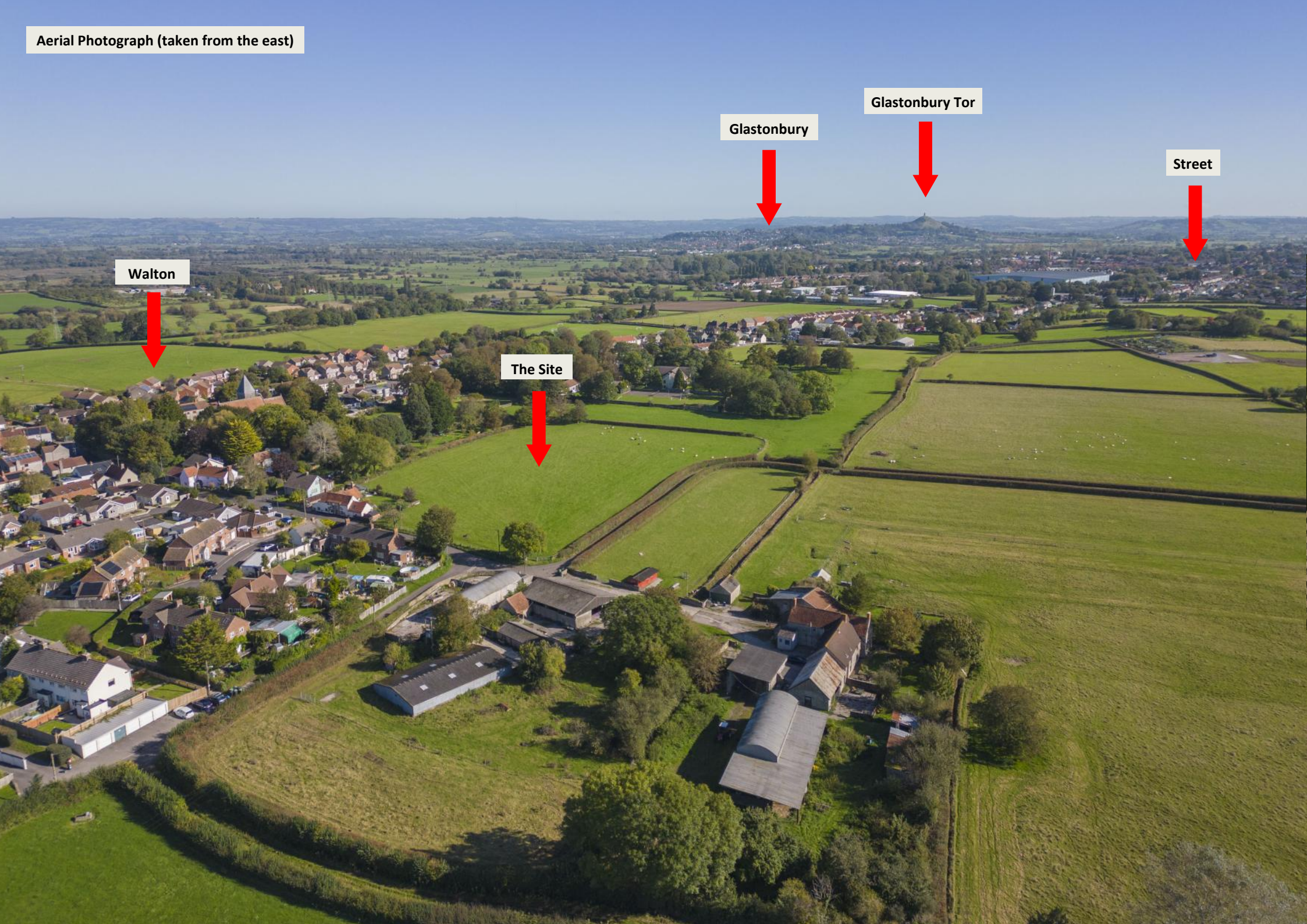




LAND EAST OF SOUTH STREET

Walton - Nr. Street - Somerset - BA16 9QQ

Aerial Photograph (taken from the east)



Walton

The Site

Glastonbury

Glastonbury Tor

Street

LAND EAST OF SOUTH STREET WALTON - NR. STREET - SOMERSET - BA16 9QQ

Residential development site with outline planning permission for the erection for up to 37no. dwellings.
An exciting opportunity on the edge of the popular village of Walton.



The site extends, in total, to approximately 1.58-hectares (3.91-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,
Taunton, Somerset TA1 2UH

Graham Ford

01823 219993

graham.ford@gth.net

George Williams

01823 334466

george.williams@gth.net

Pippa Savage

01823 334466

pippa.savage@gth.net

LOCATION

The village of Walton is located within the administrative area of Somerset Council (SC), formerly Mendip District Council (MDC). It is a short walk (approximately 1.6-kilometres (1-mile)) along a pavement east to the popular town of Street.

Walton has a range of facilities and amenities, including (but not limited to):- a public house, church, primary school, playing fields, village hall and garage. Street offers a comprehensive range of ecclesiastical, educational, cultural, leisure and shopping facilities and amenities. These include (but are not limited to): Clarks Outlet Village, Crispin School, Strode College and Millfield School.

The village also benefits from easy access to the historic town of Glastonbury, which is approximately 4.5-kilometres (2.8-miles) and the Cathedral City of Wells, which is only approximately 14.5-kilometres (9 -miles), to the north-east, respectively.

The expanding town of Bridgwater is approximately 19-kilometres (12-miles) to the west. 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.

Bridgwater is approximately 3.2-kilometres (2-miles) south-west of the Gravity smart campus, formerly known as the Royal Ordnance Factory site. Tata Group (Jaguar Land Rover) are building a gigafactory on the site, which is anticipated to bring over 4,000 new jobs to the area.

The Mendip Hills Area of Outstanding Natural Beauty (AONB) are within easy reach approximately 16-kilometres (10-miles) to the north and are renowned for their abundance of wildlife and dramatic landscapes.

COMMUNICATIONS

Road - The A39 connects the village to Bridgwater to the west and Street and Glastonbury to the north-east, respectively. Junction 23 of the M5 motorway is approximately 14.5-kilometres (9-miles). This offers access north to Burnham-on-Sea, Weston-Super-Mare, Bristol and south to Taunton, Wellington, Tiverton, Cullompton, Exeter and Cornwall beyond.

Rail - Bridgwater Railway station is approximately 16-kilometres (10-miles) from the village, which operates on the Taunton to Bristol line. This offers mainline services between London Paddington and Penzance.





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

Air - Bristol Airport is approximately 40-kilometres (25-miles) to the north and offers scheduled and chartered flights to a range of national and international destinations.

SITE

The level site is located to the south of the village. It comprises agricultural land and extends, in total, to approximately 1.58-hectares (3.91-acres).

It is abutted to the north by residential dwellings; to the east by open countryside; to the south by Veal Lane; and to the west by South Street and residential dwellings beyond.

South Street and Veal Lane are both adopted highways.

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.

AGENTS NOTE

Please note that there may be an additional block of land available on a subject to planning basis.

If you would like further information on this please contact the seller's agent.

PLANNING

MDC, on 1st February 2023, refused outline planning permission (OPP) (application number: 2019/3004/OTS) for the erection of 37no. dwellings with the details of access. The Decision Notice (DN) is contained within our information pack.

The Planning Inspectorate, on 5th July 2024, upheld the appeal and granted OPP (appeal reference: APP/E3335/W/23/3324852) for the erection of 37no. dwellings (including 11no. affordable dwellings) including public open space and associated infrastructure works. The permission is subject to 10no. conditions. All matters are reserved, save of access.

The scheme will be accessed off South Street to the west, which will require the creation of a new junction to facilitate development.

UNILATERAL UNDERTAKING

We understand that the Unilateral Undertaking (UU) contributions, in total, are approximately £248,538.39, which equates to approximately £6,700 per plot (subject to indexation).

As part of the UU, the proposed residential development scheme (PRDS) will comprise up to 37no. dwellings. Of these dwellings, 26no. (70%) will be open market and 11no. (30%) dwellings will be affordable. Of the affordable dwellings, 7no. will be social rented, 3no. will be first homes and 1no. will be intermediate.

The UU is contained within the information pack.

COMMUNITY INFRASTRUCTURE LEVY

SC, in the former MDC area, do not charge Community Infrastructure Levy (CIL). Therefore, there will be no CIL liability for the site.

PHOSPHATE MITIGATION STRATEGY

The seller has an agreement in place to purchase phosphate credits from Agri Land Limited, although alternative providers could be used.

Further information on the nutrient output of the proposed development and proposed phosphate mitigation strategy are contained within the information pack.

Please speak to the seller's agent for further information.

LOCAL AUTHORITY

Somerset Council
Brympton Way
Yeovil
Somerset
BS20 2HT
T: (0300) 123 2224
E: planningwest@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: WS73210.

Photograph of Holy Trinity Church



Photograph of Walton Play Area



METHOD OF SALE

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

GUIDE PRICE

Price on application.

We are inviting offers for the site (shown outlined in red on the site plan overleaf) on an unconditional basis.

However, conditional offers would also be considered (conditional on grant of Reserved Matters Approval (RMA), expiry of the Judicial Review challenge period and being free from challenge).

Our clients preference is for an unconditional sale.

OVERAGE

The seller's expectation 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 opt to tax; therefore, VAT will 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.

VIEWINGS

All viewings are strictly by appointment.

Aerial Photograph (taken from the south)



ADDITIONAL INFORMATION

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

<https://www.dropbox.com/scl/fo/be2pkg7kqrkdiwlureslv/ACPvjMxfmkA0ykHUKOP2ofw?rlkey=x4gx2v3wbqgv2n2pf2aumnfs0&st=jkw12udw&dl=0>

<https://youtu.be/Gdovl67LgLE>

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: **BA16 9QQ**

What3words: **pencil.madness.prune**

From Junction 23 of the M5 motorway, take the third exit if heading northbound, or the first exit if heading southbound, onto the A39 signposted Glastonbury. Follow the road for 0.3-miles until you hit a roundabout. Take the third exit and follow the road for 1-mile. At traffic lights, head straight over and follow the road for 1.3-miles. Take a right just before Holy Trinity Church onto South Street. The site will be found on your left in 160-metres and will be identified with a Greenslade Taylor Hunt signboard.

PLANNING

LVA will be able to provide prospective buyers with planning information in relation to the OPP. Please contact Alex Bullock on: alex.bullock@lva.co.uk.

Our Planning department will be delighted to provide prospective buyers with planning advice in relation to any reserved matters application. 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 proposed residential development scheme. The 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:-

[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.

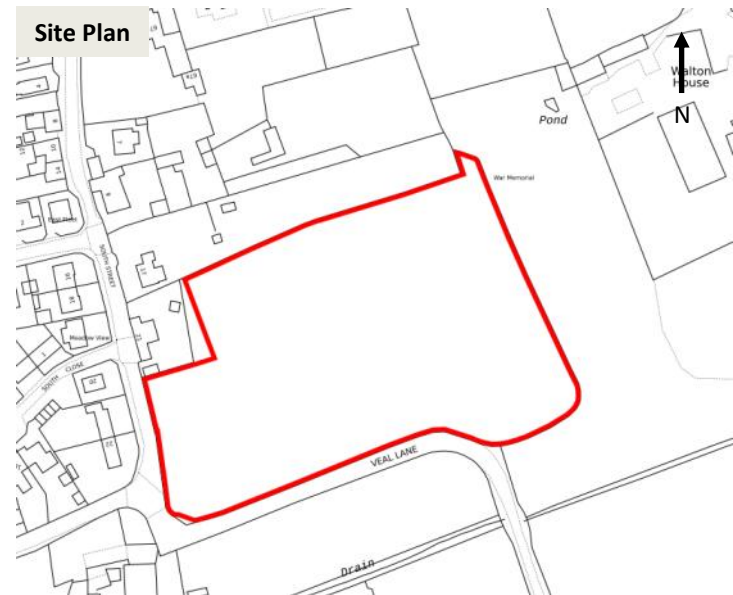
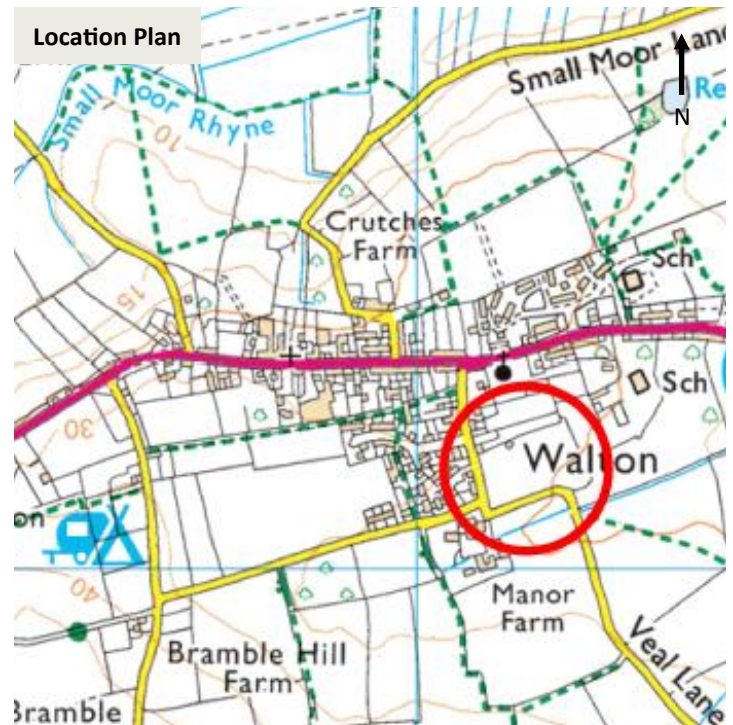
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested 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 2024

Brochure produced October 2024

Property Reference Number: TAL240095



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



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