



SELF BUILD PLOT

Land off Maunsel Road - North Newton - Bridgwater - Somerset - TA7 0BS

Photograph (taken from the south)



SELF BUILD PLOT

Land off Maunsel Road - North Newton - Bridgwater - Somerset - TA7 0BS

Self build plot with outline planning permission for the erection of 1no. detached dwelling, together with associated infrastructure works.
An exceptional development opportunity in a secluded location on the edge of the popular village of North Newton.



The site extends, in total, to approximately 0.04-hectares (0.09-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

Proposed Site and Block Plan (DR-A-050-002)

Private Property

UK Multi ch

Private Driveway (Gravel)

Private Garage

Indicative footprint of 3/4 bed dwelling with garage

Private Property

Indicative footprint of 3/4 bed dwelling with garage

Maunsel Road (Access)

Maunsel Road (Access)

Existing access

Private Property

Private Driveway (Concrete)

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

The village of North Newton is located within the administrative area of Somerset Council (SC) (formerly Sedgemoor District Council (SDC) area. It is situated on the edge of the Quantock Hills Area of Outstanding Natural Beauty (AONB).

North Newton benefits from close links with the neighbouring market town of Bridgwater (approximately 8.4-kilometres (5.2-miles) to the north) and county town of Taunton (approximately 12.7-kilometres (7.9-miles) to the south).

Bridgwater has seen exceptional growth and investment in recent years and is home to a number of major employers, including (but not limited to): Refresco Beverages, Langdon Group, Morrisons and Mulberry.

COMMUNICATIONS

Road - North Newton lies 1.9-kilometres (1.2-miles) east of the A38. The A38 provides access to North Petherton and Bridgwater to the north and Bathpool, Monkton Heathfield and Taunton to the south. Therefore, it provides easy access to Junction 24 heading north and Junction 25 heading south on the M5 motorway, making it ideal for those commuting to work in Bristol or Exeter. Furthermore, the Quantocks are approximately 6.4-kilometres (4-miles) to the west.

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

Rail - Bridgwater railway station is approximately 8.5-kilometres (5.3-miles) to the north. It provides mainline services to Taunton, Cardiff Central, Bristol Temple Meads and London Paddington (via Bristol).

Air - Bristol Airport is approximately 41-kilometres (25.5-miles) to the north-east, via the A38. It has scheduled and chartered flights to a range of national and international destinations.

BUILDING PLOT

The building plot is situated off Maunsel Road to the south of the village centre. Its position allows for views across the open undulating countryside. It comprises agricultural land, which is relatively flat.

It is abutted to the north by a residential dwelling; to the east and south by agricultural land; and to the west by Maunsel Road and residential dwellings beyond.

The plot extends, in total, to approximately 0.04-hectares (0.09-acres). The plot 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.

ADDITIONAL PLOT

Please note that there is an additional plot available via separate negotiation.

OUTLINE PLANNING PERMISSION

SC granted outline planning permission (OPP) (application number: 37/24/00008), dated 9th April 2024. This is for the proposed erection of 2no. self-build detached dwellings (open market) and associated infrastructure works. All matters were reserved with the exception of access. This permission is subject to 7no. conditions.

RESERVED MATTERS APPLICATION

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.

SECTION 106 AGREEMENT

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

COMMUNITY INFRASTRUCTURE LEVY

There will be no Community Infrastructure Levy (CIL) payments due if it is built by a self-builder due to an exemption for self-build schemes.

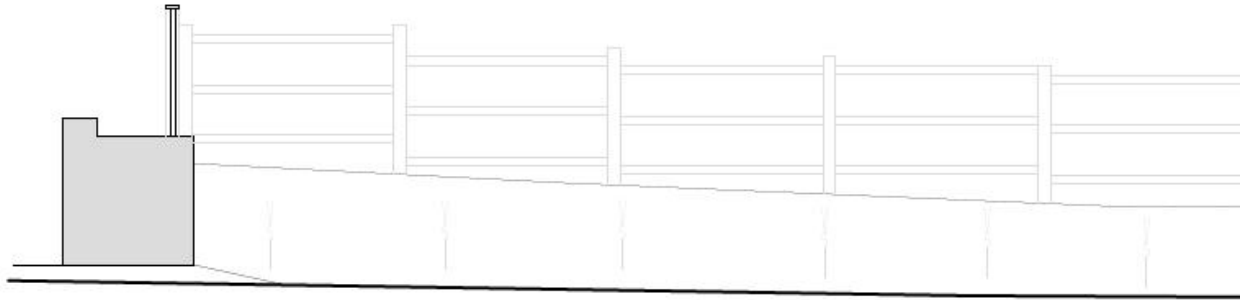
Photograph (taken from the east)



Photograph (taken from the south)

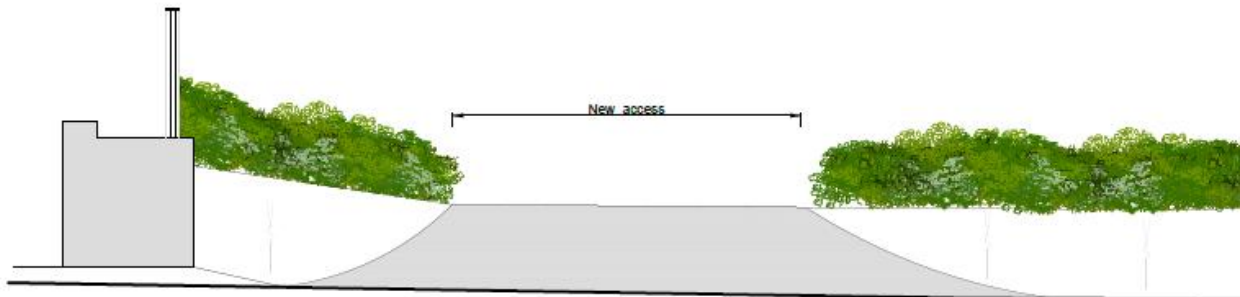


Roadside Elevations (DR-A-050-003)



Existing roadside elevation @ 1:50

Datum = 17m



Proposed roadside elevation @ 1:50

Datum = 17m

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

PROPOSED NEW HOME

The proposed new home is likely to comprise of 1no. 3/4-bed detached house with a double garage. Externally, there is a large driveway and garden/patio area.

LOCAL AUTHORITY

Somerset Council

County Hall

The Crescent

Taunton

TA1 4DY

T: (0300) 123 224

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: ST175158.

METHOD OF SALE

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

GUIDE PRICE

Price on application.

Offers are invited on an unconditional basis. The seller would also consider joint venture or build licence arrangements. Please speak to the seller's agent for more information.

OVERAGE

The seller's preference is for an overage provision to be contained within the sales contract.

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 is available, via the link, set out below:-

https://www.dropbox.com/scl/fo/fzbi0ggcfzm32mtqx1toa/AMPqfA_R34gfVt-oz2ScyGM?rlkey=7ql2uxghngi2i5mn4bjdxk8tl&st=hgyuwdu4&dl=0

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: TA7 0BS

What3words: height.torso.radiating

From Junction 24 of the M5 motorway, take the first exit on the roundabout if heading northbound, or the third exit if heading southbound, onto the A38 signposted Bridgwater. Take the first left signposted North Petherton and follow this road for approximately 1.5 -miles until reaching Newton Road.

Turn left, and follow this road for approximately 1.5-miles until you reach the Harvest Moon. Follow the road for 60-metres and then turn left onto Maunsel Road. The plot will be found in 0.3-miles on your left. It will be identified with a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on 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 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 Service brochure is available via the link, set out below:-

[New Homes with GTH](#)

IMPORTANT NOTICE

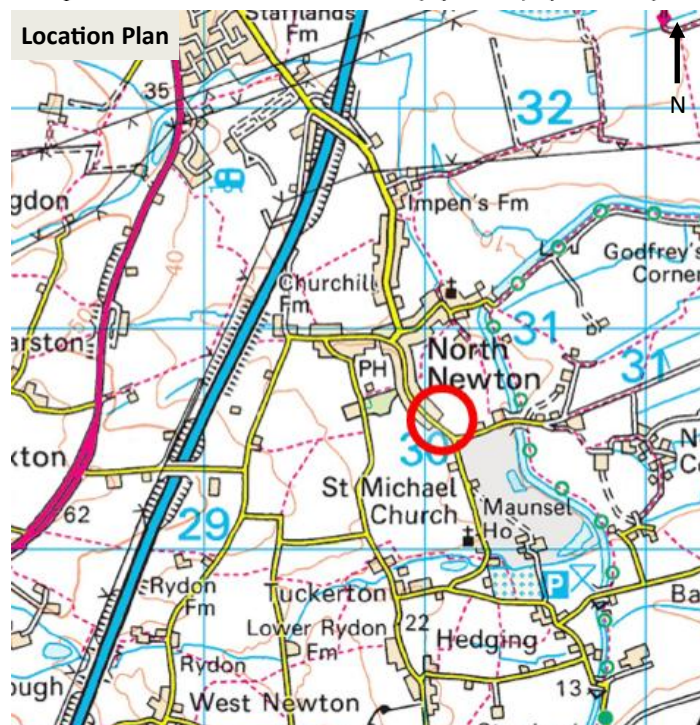
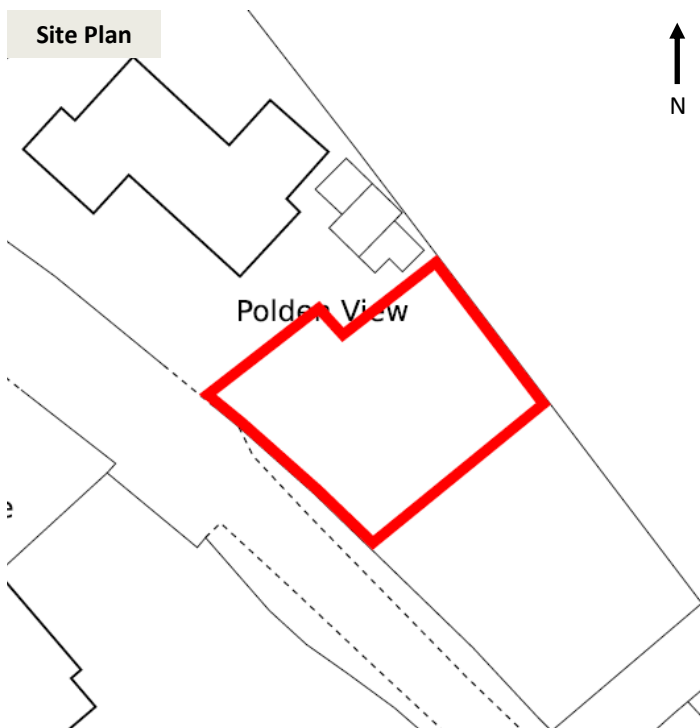
Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

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.



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



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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

BUILDING PLOT OFF MAUNSEL ROAD, NORTH NEWTON, BRIDGWATER TA7 0BS

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr J Lyones. It is instructed to market and sell the plot as described 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

Price on application.

Offers are invited on an unconditional basis. The seller would also consider joint venture or build licence arrangements. Please speak to the seller's agent for more information.

Submission of Offers

The offers are to be submitted to George Williams BSc (Hons), MRICS, Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**BUILDING PLOT OFF MAUNSEL ROAD, NORTH NEWTON, BRIDGWATER TA7 0BS**', 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 is: george.williams@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 is available, via the link, set out below: -

https://www.dropbox.com/scl/fo/fzbi0ggcfzm32mtqx1toa/AMPqfA_R34gfVt-oz2ScyGM?rlkey=7ql2uxghngi2i5mn4bjdxk8tl&st=j7ikt1b0&dl=0

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