gth



RESIDENTIAL DEVELOPMENT SITE

Land off Rhode Lane - Rhode - Nr. Bridgwater - Somerset - TA5 2AD


Aerial photograph (taken from the east)

RESIDENTIAL DEVELOPMENT SITE

Land off Rhode Lane - Rhode - Nr. Bridgwater - Somerset - TA5 2AD

Residential development site with detailed planning permission for 5no. dwellings (open market). This is an exceptional site in a rural location on the edge of Bridgwater.



The site extends, in total, to approximately 0.39-hectares (0.97-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 site is situated to the east of the hamlet of Rhode, which is characterised by a mix of properties varying in age and style. It is located within the administrative area of Somerset Council (SC) (formerly Sedgemoor District Council (SDC)).

While Rhode itself does not provide local facilities, the nearby town of Bridgwater lies approximately 4.9-kilometres (3.1-miles) to the north-east. The expanding town 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 (but not limited to) Refresco Beverages, Langdon Group, Morrisons and Mulberry.

Taunton, the County Town of Somerset, is located approximately 15.9-kilometres (9.9-miles) to the south. The town provides an extensive selection of regional services and amenities, together with a thriving farmer's market every Thursday.

The site is located approximately 14.8-kilometres (9.2-miles) south-west of the Gravity Enterprise Zone, approximately half of which will be taken up by a £4-billion gigafactory being developed by Agratas 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 18.3-kilometres (11.4-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 - Rhode is located to the west of Junction 24 of the M5 motorway, which provides easy access north to Bristol and beyond and south to Exeter making it ideal for people commuting for work. Furthermore, the A39 provides access to Bath, Wells, Glastonbury, Minehead and North Devon.

Rail - Bridgwater railway station is approximately 5.1-kilometres (3.2-miles) to the north-east. It provides mainline services to destinations such as London Paddington, Cardiff Central, Bristol Temple Meads, Taunton and Exeter St Davids.

Air - Bristol International Airport is approximately 47.9-kilometres (29.8-miles) to the north. It offers scheduled and chartered flights to a range of national and international destinations.

SITE

The site is situated off Rhode Lane. It comprises a former builder's yard.

It is abutted to the north by agricultural land; to the east by agricultural land; to the south by Rhode Lane; and to the west by agricultural land.

The site benefits from an existing vehicular access off Rhode Lane.

It extends, in total, to approximately 0.39-hectares (0.97-acres). The site that is being offered for sale is shown outlined red on the site plan on page 7. It is shown for identification purposes only and is not to be relied upon.

PERMISSION IN PRINCIPLE

SDC, on 10th November 2021, granted permission in principle (PIP) (application number: 37/21/00117) for the erection of a minimum of 3no. dwellings and a maximum of 5no. dwellings.

DETAILED PLANNING PERMISSION

SC, on 24th February 2025, granted detailed planning permission (DPP) (application number: 37/24/00026). This was for the erection of 5no. dwellings, together with associated infrastructure works.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises 1no. 4-bed detached dwelling with a gross internal area (GIA) of 2,043-sq.ft (189 -sq.m); 2no. 4-bed linked detached dwellings with a GIA of 2,234-sq.ft (207-sq.m); and 2no. 5-bed detached dwellings with a GIA of 2,352-sq.ft (218-sq.m). The PRDS is shown to the right.

SECTION 106 AGREEMENT

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

COMMUNITY INFRASTRUCTURE LEVY

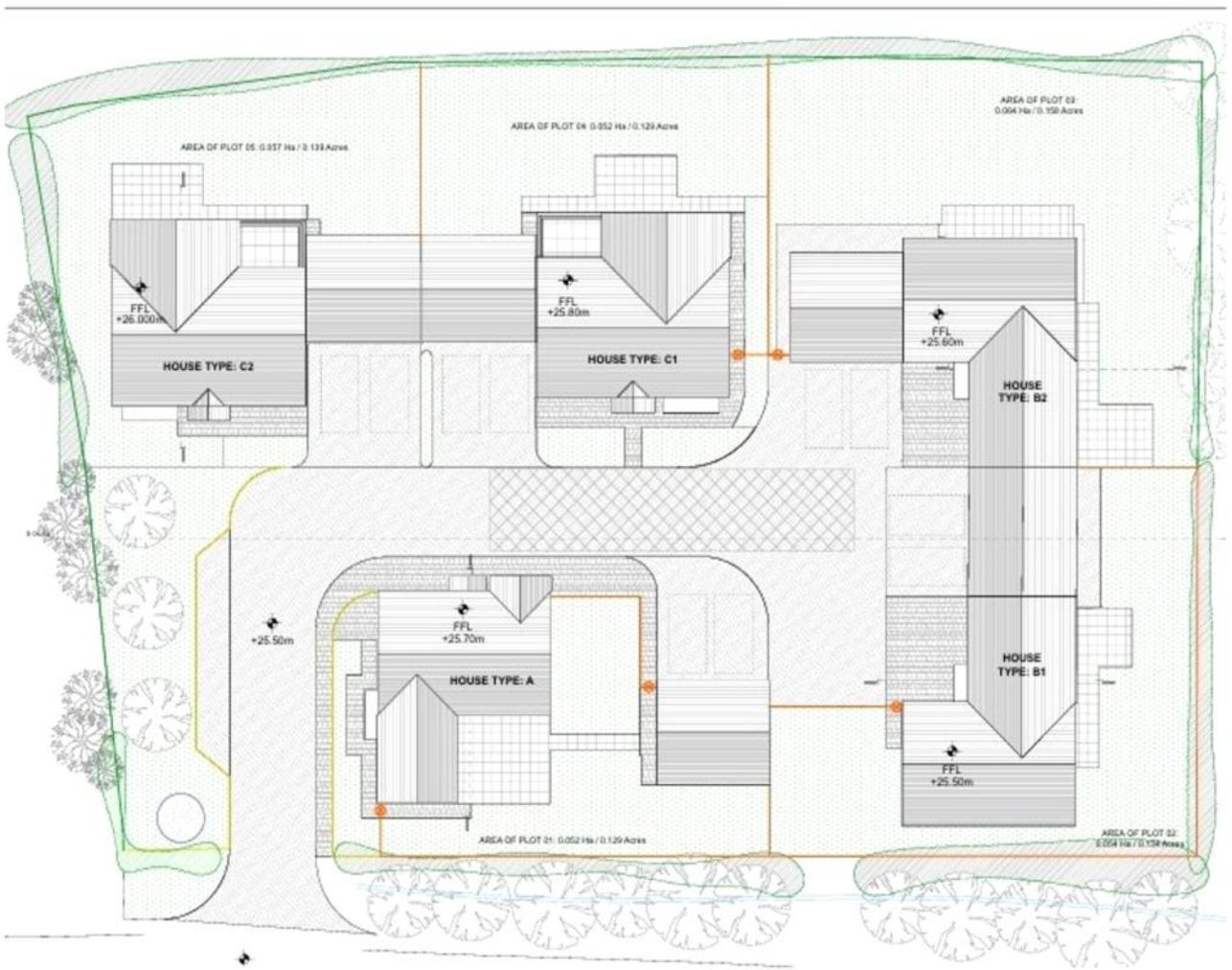
We understand that Community Infrastructure Levy (CIL) will be payable if the proposed new homes are built by a housebuilder/developer.

The index link figure for 2026 is £125.98 per sqm.

PHOSPHATES

The site falls outside of any catchment area; therefore, phosphate mitigation is not required.

Proposed Site Layout Plan



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

Aerial photograph (taken from the west)



Aerial photograph (taken from the east)



LOCAL AUTHORITY

Somerset Council

County Hall

The Crescent

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 site being offered for sale. It is registered with the Land Registry under title number: ST370721 and ST383849, respectively.

METHOD OF SALE

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

GUIDE PRICE

Offers in excess of £350,000.

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 site.

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/58mh3pmkjbo6qh04o7j3h/APtZtK4HPaLoqWq0mfNQLto?rlkey=cmmd4mbfqrkpsvag76tmxu13h&st=fv7a6fai&dl=0

https://youtu.be/GGXAwobvSoU

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: TA5 2AD

What3words: twins.breath.beside

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. Continue on this road for approximately 1.2-kilometres (0.8-miles), then turn left onto Wills Road. Follow this road until you reach the T-junction. At the junction, turn left onto Rhode Lane. The site will be on your right after approximately 1.6-kilometres (1-mile) and will be identified by a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on any Section 73 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 homes 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

PROPERTY MANAGEMENT

Our Property Management department will be delighted to provide prospective buyers with advice on the on-going management of the shared parts of the scheme. The departments telephone number is (01823) 348899 and its email address is: chris.holt@gth.net. Our Property Management services are available, via the link set out below:

GTH Block Management 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. 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 April 2026

Sales Brochure created April 2026 / Updated June 2026

Property Reference Number: TAL260022

Location Plan



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

Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432

Site Plan



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

Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432

gth



RESIDENTIAL | LETTINGS | AGRICULTURAL | COMMERCIAL | DEVELOPMENT LAND & PLANNING | ARCHITECTURAL SERVICES | AUCTIONS | ANTIQUES SALEROOM

Offices across Somerset, Devon & Dorset and also Mayfair, London

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

LAND OFF RHODE LANE, RHODE, NR. BRIDGWATER, SOMERSET TA5 2AD

Introduction

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Wallbridge Estates Limited. It is instructed to market and sell the site as described in the subject above.

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

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 excess of £350,000.

Submission of Offers

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.

Additional Information

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

https://www.dropbox.com/scl/fo/58mh3pmkjbo6qh04o7j3h/APtZtK4HPaLoqWq0mfNQLto?rlkey=lghralkb0r24rgoyktlka6yod&st=ezd20c8w&dl=0

https://youtu.be/GGXAwobvSoU

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 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