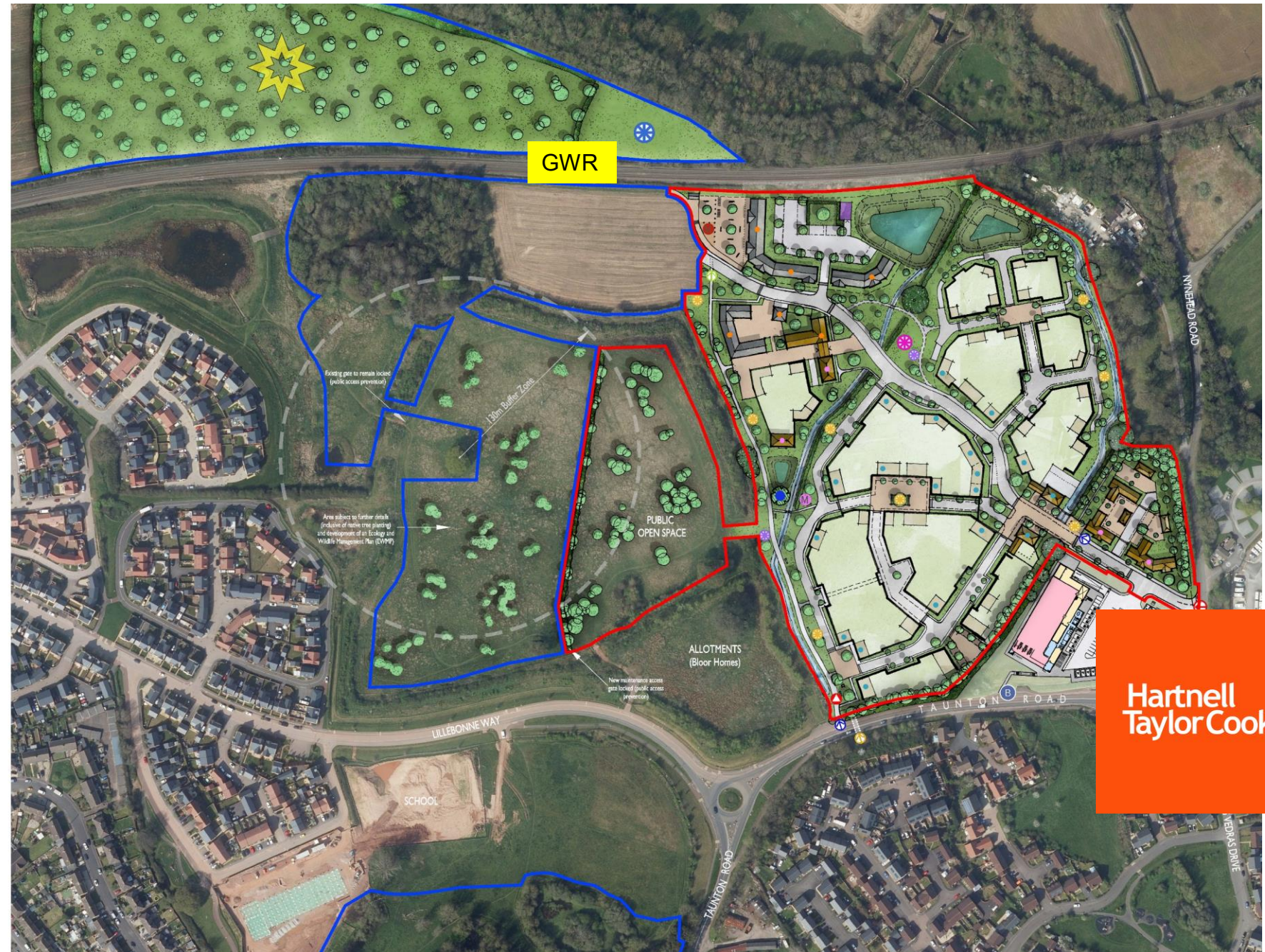


FOR SALE

Consented E & F Class Employment Development Land

Longforth Farm
Wellington
TA21 9HN

- Immediately adjacent to new Wellington Railway Station/ Transport Interchange
- Freehold land available
- 0.5 acres – 2.0 acres
- Consent for uses including:
Light Industrial/Offices/
Retail/Childcare/Gym/
Financial, Professional, Medical
Services/ Community, Religious
Use etc.
- 0.5 Miles Town Centre/1.5 miles
Junction 26, M5.



EMPLOYMENT LAND (Class E & F)

Longforth Farm, Wellington

Location

Wellington is the sixth largest settlement in Somerset. It is strategically located close to Junction 26 of the M5 Motorway and as a consequence has experienced considerable growth due to Residential, Retail, Employment and Mixed use development.

The Longforth Farm development is located immediately adjacent to the proposed new Wellington Train Station and Transport Interchange. It is within 0.5 miles of Wellington town centre and 1.5 miles of junction 26 of the M5 motorway.

The Longforth Farm development and Wellington Train station (Exeter to Bristol line) is accessed from the B3187 Taunton Road adjacent to the Lidl foodstore. The existing access will be extended to serve the whole development and is currently under construction with completion targeted for Dec 2026.

Description

The employment allocation (Use Class E & F) is identified on the site plan attached and forms part of a wider development including 200 residential dwellings and extensive public open space.

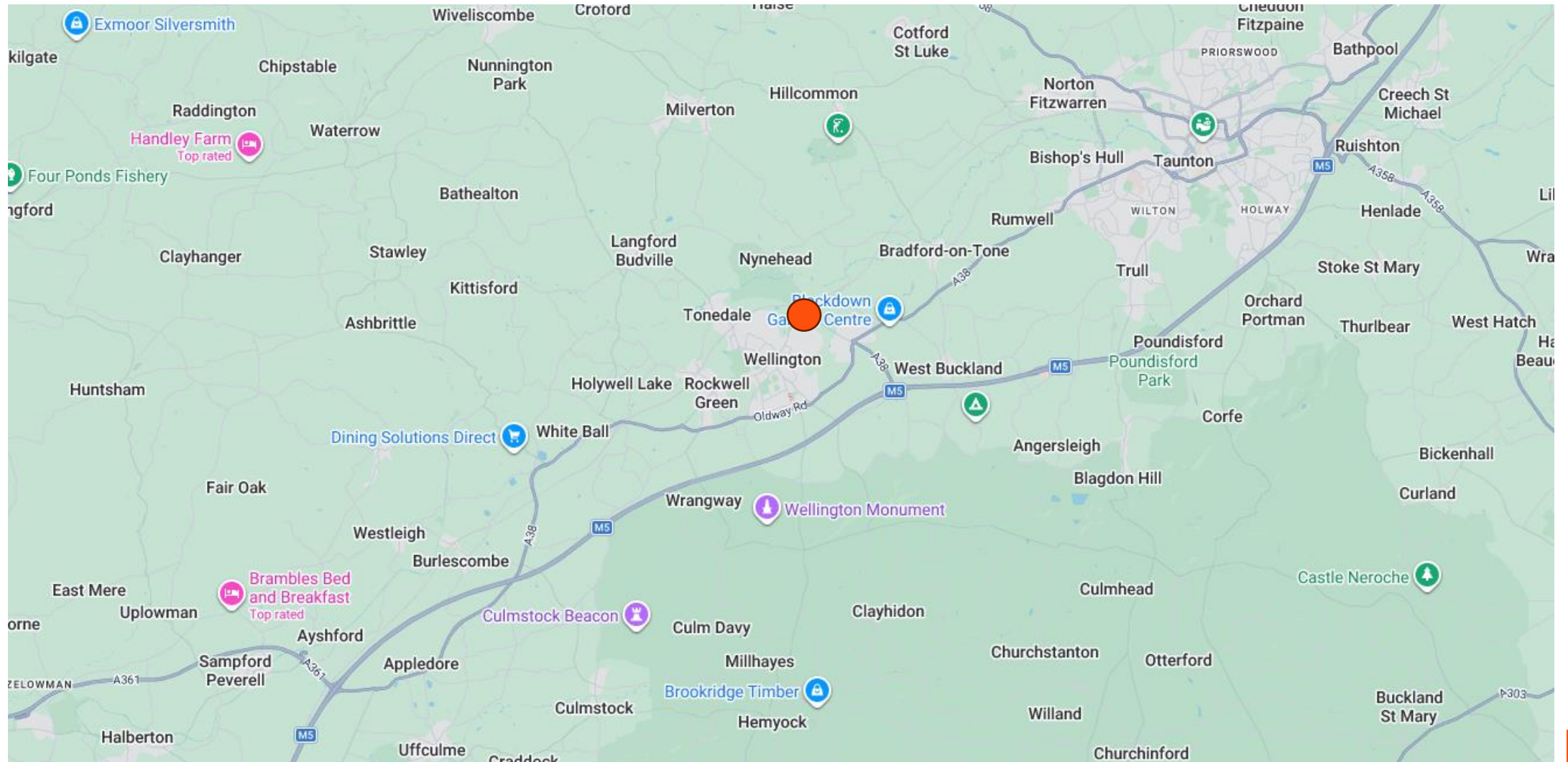
The allocation extends to circa 2.0 acres (0.8 ha) in total and sits on either side of the main access road which will link the B3187 Taunton road to the Railway Station/ Transport Interchange.

Land is available as a whole or in 2 individual plots:

- Plot A: 0.5 acres (0.2 ha)
- Plot B: 1.5 acres (0.6 ha)

Plots will be available with access and services adjacent to the site from December 2026.

Location Plan





Planning & Availability

Planning Consent

The entire site benefits from an Outline planning consent dated 27/08/2024 and referenced planning application No. 43/23/0056. A copy of the planning consent is available on request or can be accessed directly via the Somerset Council Planning Portal.

Planning consent was granted for a mixed use development of up to 200 dwellings, employment land (Use Classes E & F), an internal spine road to facilitate a Railway Station/transport interchange, public open space, drainage and associated infrastructure.

The employment consent for Class E and Class F, supports a wide range of alternative uses including Light Industrial/ Offices/ Retail/ Childcare/ Gym/ Financial, Professional and Medical Services/ Community, Religious Use etc.

Tenure

The land is available freehold.

Access and Services

The plots are generally level and sold with the ability to connect into services either in the main access road adjacent or within close proximity . Supporting Technical information is available on request which includes : Topographical and Geotechnical surveys, Plans of the Railway/Interchange, Service locations, Highways etc., and schedule of service capacities.

The main access road providing access and services to the Employment land (E&F) is targeted for completion in December 2026.

Completion of the Wellington Railway Station and Transport Interchange is anticipated by December 2027.

Local Authority/Planning Enquiries

Somerset Council

W: www.somerset.gov.uk

EMPLOYMENT LAND (Class E & F)

Longforth Farm, Wellington

Legal & Professional Costs

Each party to bear their own costs incurred in the transaction.

Financial Proposals & VAT

Financial Proposals are invited for the freehold interest in the employment land to be submitted to the sole agents.

Financial proposals are to be expressed exclusive of VAT.

Viewings

Viewings to be arranged by prior appointment via the sole agents.

The Team

For further information or to arrange an inspection of the site, please contact the below:



Freddie Myatt

Direct Dial: 07385 045 218

Email: freddie.myatt@htc.uk.com



Andrew Batchelor

Direct dial: 07836 744 015

Email: andrew.batchelor@htc.uk.com

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance

SUBJECT TO CONTRACT

Date of Production: January 2026

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211.

Hartnell Taylor Cook LLP is regulated by the RICS.

Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that: