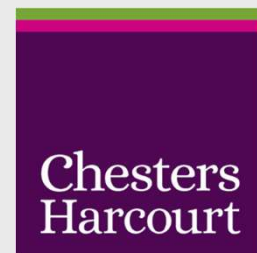




RESIDENTIAL DEVELOPMENT SITE – FOR SALE

A prime residential development site with potential for 150 dwellings or more.

OAK TREE WAY, CANNINGTON, SOMERSET, TA5 2RL



EXECUTIVE SUMMARY

- Edge of settlement site extending to approximately 26.34 acres (10.66 ha)
- Up to 165 dwellings previously proposed to include 30% affordable housing but application was refused on highway access grounds and the appeal was dismissed
- Alternative access now proposed and LPA has a housing supply shortfall

THE SITE

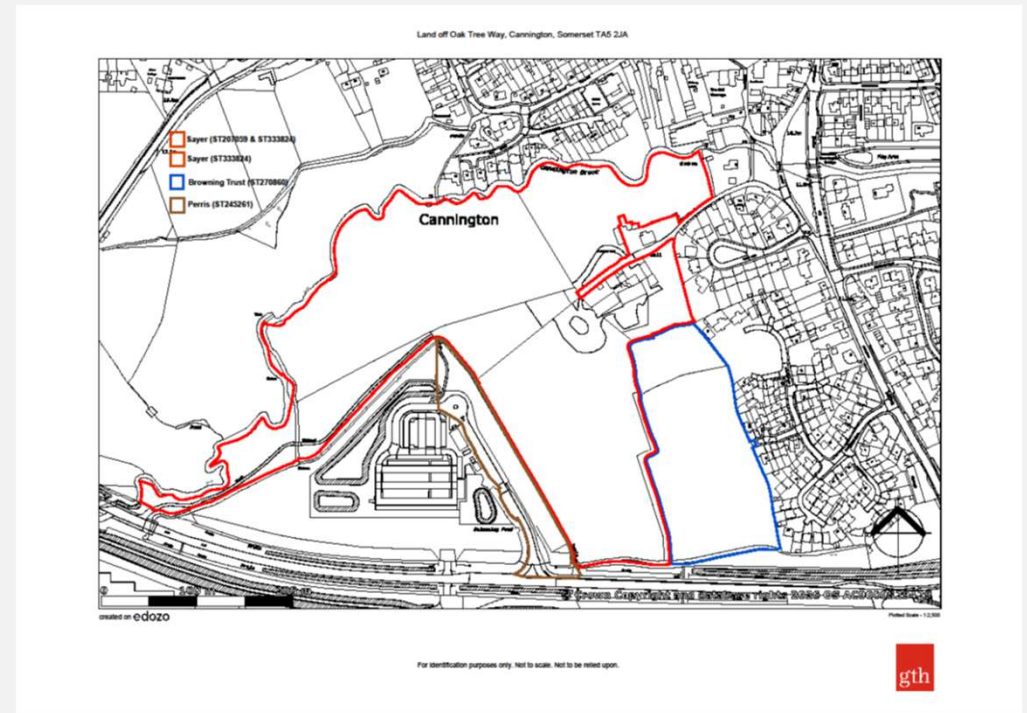
Situated on the south western edge of Cannington in Somerset. The Site comprises a gross area of 26.34 acres (10.66 ha), consisting of agricultural grazing land.

The land lies to the north of the A39, which runs around the southern edge of the settlement. Cannington Brook forms the northern boundary of the site, it is currently accessed from a combination of Denmans Lane and Oak Tree Way to the east. The Hinkley Point Campus park and ride lies to the west of the site and this is the proposed point of access for the development of the land.

THE LOCATION

Cannington is a village around 3 miles (7KM) north west of Bridgwater in Somerset on the edge of the Quantock Hills Area of Outstanding Natural Beauty. It is an attractive settlement with a number of historic buildings, including Gurney Manor, Blackmore Farm and Cannington Court, as well as being home to Cannington College and Brymore School.

Cannington benefits from a range of services and independent retailers, including a convenience store, bakers, butchers, various eating/drinking hostelrys both primary and secondary schools and a doctor's surgery. The village has frequent bus services with around 24 buses arriving and leaving each day.



COLLABORATION AGREEMENT

The site is owned by three landowners who have agreed terms for collaboration, subject to contract, to bring the site forward for development with the proposed access to be via the existing park and ride access from the A39, together with such pedestrian and emergency access as may be required from Oak Tree Way/Denmans Lane as the applicant may deem appropriate.

Those terms will require the buyer to cover costs associated with formal documentation of the Collaboration Agreement and associated issues. Further details are contained within the technical pack.

TENURE

The property is freehold and will be available with vacant possession on completion of the sale of the site.

PLANNING

The site was subject to a Promotion Agreement with Gladman Developments Limited which has expired. During the life of that Agreement, the land promoter submitted an outline planning application for up to 165 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation, land for a community building and associated parking and vehicular access point from Oak Tree Way under application reference 13/19/00043. That application proposed the means of access to be via Oak Tree Way with a secondary/emergency access via Denmans Lane.

That application was refused by the Local Planning Authority and was subject to appeal under Appeal Ref: APP/V3310/W/20/3263033. The only issue of contention in the appeal was whether the development would be provided with a safe and convenient means of access for all road users and in that respect the appeal was dismissed.

As referred to above, an alternative access is now proposed which has informally been confirmed as acceptable by the highway authority.

The site lies within Sedgemoor which is now part of the Somerset Council area. The Council currently has a shortfall relative to its published land supply position and consequently the tilted balance is engaged. Discussions with the local authority have confirmed that subject to suitable access the scheme would be suitable for development of the scale previously proposed.

METHOD OF SALE

The site is offered for sale on a conditional, subject to planning basis or alternatively by way of put/call option. Consideration may also be given to proposals for promotion subject to appropriate terms.



Extract of Development Framework Plan submitted with application 13/19/00043

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.

Technical Pack

A Technical information pack is available by contacting the agents. Please do not hesitate to contact the agents if you would like further information.



Photo of village green at Brook Street, Cannington (not forming part of the property)

VIEWING

All viewings are to be arranged via the Joint Agents. Neither our clients nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents, or consultants whilst on site.

CONTACT

If you would like to discuss the opportunity in more detail, please contact:

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