



Residential Development Site For Sale
Outline planning permission for 100 dwellings

Land at Northend, Creech St Michael,
Somerset, TA3 5EB



Chesters
Harcourt

EXECUTIVE SUMMARY

- Outline planning permission for a residential development of 100 dwellings
- Site extends to approximately 5.5 ha (13.6 acres)
- Greenfield site on the edge of the village
- Well located for the M5 and Taunton
- Sold freehold with vacant possession

THE PROPERTY

This prime greenfield residential development site extends to approximately 5.5 ha (13.6 acres) and is a gently sloping site with very few constraints. The site is accessed from Northend which is an adopted road.

LOCATION

The site is located on the northern side of the village of Creech St Michael which itself lies to the east of Taunton. This location is popular with homebuyers due to the convenience for Taunton and the M5, whilst enjoying a rural position.

Creech St Michael is a popular village with a resident population of around 2,500 with village services including Parish Church, Primary School, Recreation ground, Doctors surgery and a Public House, all of which are within walking distance of the site.

The property is located within cycling distance of Taunton town center via the canal which runs through the village offering a cycle and walking route into Taunton (23 mins to the town center by bicycle).



Rail services are available from Taunton station which provides direct services to London Paddington (from 1.45 hours), Bristol (around 30 mins) and Exeter (around 30 mins).

PLANNING

The site has the benefit of outline planning permission secured at Appeal under Appeal ref: APP/W330/W/23/3329488 for residential development of up to 100 dwellings together with associated open space and infrastructure.

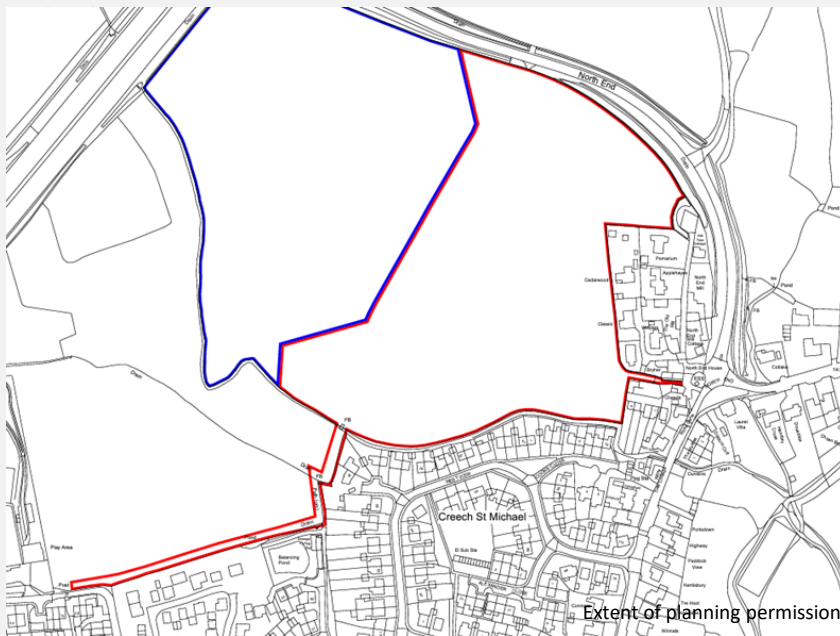
The planning permission is subject to a Section 106 Agreement which includes provision for 25% of dwellings to be provided as affordable housing. The affordable housing is to be provided in a tenure mix which includes not less than 25% as First Homes, not less than 60% as Social Rent and not less than 15% as Intermediate dwellings.

PLANNING CONT.

There are additionally contributions towards education, footpath improvements and for monitoring. Further details of these contributions and a summary of the Section 106 Agreement is contained within the information pack.

The local planning authority is Somerset Council which is a unitary authority. This forms part of the former Taunton Deane authority area.

The Community Infrastructure Levy (CIL) is adopted in this area and therefore CIL is payable on the floor area of the dwellings (subject to available reliefs) at a rate of £120/m² (plus indexation).



METHOD OF SALE

The site is offered for sale by informal tender at a date to be advised. Bidding guidance is contained within the information pack.



INFORMATION PACK

An electronic information pack providing details of the site is available by contacting the agent's office. This includes:

- Appeal decision and associated plans
- Legal pack and Title information
- Technical planning documents
- Service information
- Ground Investigation
- Sale/bid guidance

GUIDE PRICE

Offers invited with a preference for unconditional offers.

TENURE

Freehold. There are also arrangements in place to deliver off site footpaths required by the planning permission.

VAT ACT 1994

The site has been (or is to be) opted for VAT under paragraph 20, Schedule 10. VAT is therefore payable on the purchase price.

VIEWING

At any reasonable time with the benefit of these particulars.

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:



John Read MRICS
07557 271454
John.Read@chestersharcourt.com



Jamie Willis MRICS
07867 505802
Jamie.Willis@chestersharcourt.com

Note: A Director of Chesters Harcourt is related to an individual with an interest in the Property.

