

Residential Development Site

Land off Ellersdown Lane, Brushford, Somerset TA22 9BH

For Sale



- Residential development site abutting the built-up area of Brushford
- Located on the northern edge of the village
- WSC has resolved to grant DPP for 13no. open market dwellings
- Scheme comprises 1no. 1-bed, 2no. 2-bed, 3no. 3-bed and 7no. 4-bed dwellings
- Site extends to approximately 1.51-acres (0.61-ha)
- For sale by informal tender
- Offers invited

Greenslade Taylor Hunt

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Location

The village of Brushford is located within the administrative area of West Somerset Council. It has a population of 519 (2011 Census). The village abuts the southern boundary of the Exmoor National Park.

The B3222 traverses Brushford on the east side of the village. This road provides connections to Dulverton (approximately 2.3-miles to the north-west) and to Exebridge (approximately 1.4-miles to the south).

Brushford has a basic range of facilities, including a parish church (St Nicholas' Church), parish hall (Brushford Parish Hall), Three Acres Country House Hotel, Jubilee Gardens and tennis court, Moors Motors Garage, GS Garden Machinery, antiques shop and a Travis Perkins builders' yard.

Communications

Road – The site has access and road frontage onto Ellersdown Lane, to the south. This road connects to Pounds Close, which, in turn, links to Brushford New Road (to the south). This connects to the B3222 (to the east). The B3222 links to the A396 at both Exebridge (to the south) and Dulverton (to the north). The A396 provides routes to Minehead, (to the north) and Tiverton (to the south).

Rail – Tiverton Parkway railway station is approximately 19.5-miles to the south-east. It provides mainline services to Exeter St. Davids, Bristol Temple Meads, Birmingham New Street and London Paddington.

Air – Exeter International Airport is approximately 34.1-miles to the south. It has scheduled and chartered flights to a range of national and international destinations.

Site

The site abuts the northern edge of the built-up area of Brushford. It is in two parts: agricultural land and a single garage (1 Pounds Close).

It is bound by agricultural land to the north and east; public highway to the south; and housing to the west. The site slopes from north to south (1:8 gradient).

The site offers outstanding views across Brushford and to the open countryside to the south, beyond the village.

It extends to approximately 1.51-acres (0.61-hectares).

The site 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.

Detailed Planning Permission

West Somerset Council has resolved, at the Planning Committee meeting held on 31st May 2018, to grant detailed planning permission (application number: 3/04/17/016) for the demolition of the garage at 1 Pounds Close and the erection of 13no. dwellings with associated access, highway and landscaping works. The permission will be subject to 14no. conditions.

All the dwellings are open market and none are affordable.

Residential Development Scheme

The proposed residential development scheme comprises 1no. 1-bed (FOG), 2no. 2-bed, 3no. 3-bed and 7no. 4-bed dwellings. The proposed scheme includes a mixture of two-storey, semi-detached and detached dwellings.

The proposed access to the scheme is from the highway to the south of the site, off Ellersdown Lane, at the point of the existing access to the field.

The existing road junction between Pounds Close and Ellersdown Lane will be amended and the western arm of Ellersdown Lane will be re-positioned northwards and widened by 1-metre.

Pounds Close will be widened to 5-metres. This will involve the removal of the garage at 1 Pounds Close and the inclusion of a 1.8-metre wide footway on the western side of the highway. This footway will extend from the existing footway to the south.

Unilateral Undertaking

The Heads of Terms for the Unilateral Undertaking, which are set out in the Planning Committee report, include the following obligations:-

- **Off-site affordable housing contribution** - £344,227. To be paid prior to the occupation of 50% of the dwellings; and
- **Community infrastructure contribution** - £65,000.

The Unilateral Undertaking contributions, in total, are £409,227, excluding indexation.

Local Authority

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Williton
Taunton
Somerset
TA4 4QA

T: (01643) 703704

E: planningemail@westsomerset.gov.uk

W: www.westsomersetonline.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 2no. title numbers: ST33318 and ST292564.

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

Guide Price

Offers invited.

The seller's preference is for an unconditional sale.

Overage

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

Value Added Tax

The seller will not be opting to tax; therefore, VAT will not be payable in addition to the purchase price.

All interested parties should make their own enquiries of 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.

Further rights and reservations are set out in the information pack.

Services

All mains services are available near or on the site, with the exception of gas.

All interested parties should make their own enquiries of the Statutory Utility Providers.

Additional Information

The information pack is available, via the link, as set out below:-

https://www.dropbox.com/sh/fc2j4yhlttc74um/AACBf1PVlJK7roN_uPp7H6ka?dl=0

Viewings

All viewings are strictly by appointment.

Directions

From the Bolham roundabout (Tiverton), head north on the A396 for approximately 5.1-miles. At the roundabout, take the first exit and continue on the A396 and proceed for approximately 1.9-miles.

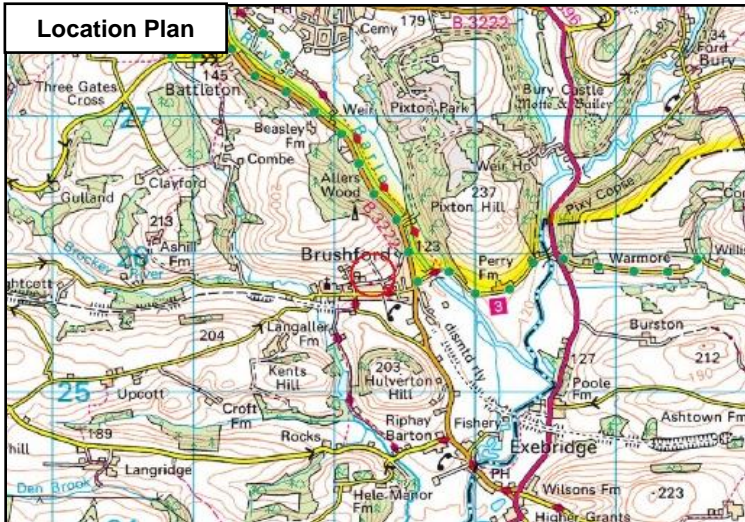
At the junction with the B3227, turn right to stay on the A396 and continue for approximately 2.9-miles. Go past the Exebridge Lakeside Caravan and Motorhome Club Site, which will be on your left. Take a slight left onto the B3222 towards Brushford.

Proceed through Exebridge on the B3222 and continue north to Brushford. Once in Brushford, take the left turn just past the old Brushford garage into Brushford New Road. Take the third right turn into Pounds Close.

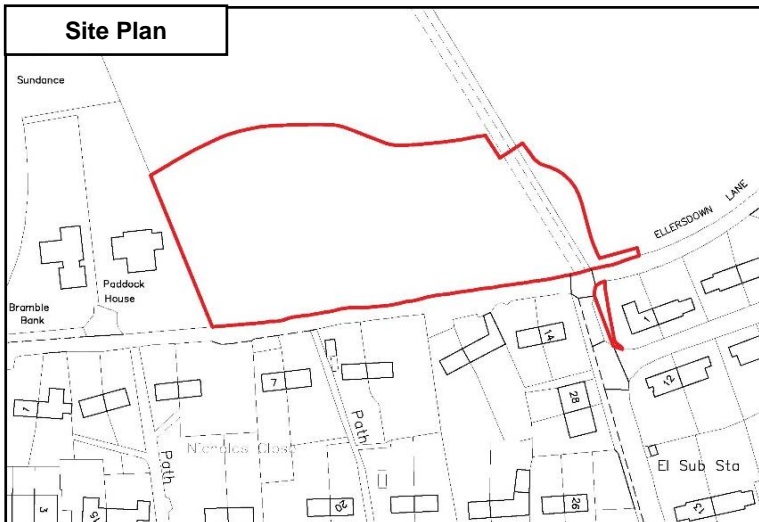
Head to the end of Pounds Close and the site will be directly in front of you. It will be identified with a Greenslade Taylor Hunt signboard.



Location Plan



Site Plan



Site Layout Plan



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