



RESIDENTIAL DEVELOPMENT OPPORTUNITY

**A RESIDENTIAL DEVELOPMENT OPPORTUNITY OFF MAIN ROAD, CANNINGTON, NORTH WEST OF BRIDGWATER
WITH OUTLINE PERMISSION FOR UP TO 73 NEW RESIDENTIAL DWELLINGS.**

LAND OFF MAIN ROAD
CANNINGTON, NORTH WEST OF BRIDGWATER, TA5 2LD

Carter Jonas

LAND OFF MAIN ROAD, CANNINGTON, BRIDGWATER, TA5 2LD

A RESIDENTIAL DEVELOPMENT OPPORTUNITY COVERING APPROXIMATELY 7.65 ACRES (3.10 HECTARES) WITH OUTLINE PERMISSION FOR UP TO 73 RESIDENTIAL DWELLINGS ON THE SOUTH EASTERN FRINGE OF CANNINGTON.

LOCATION

The property is situated to the immediate east of the roundabout where the A39 and Main Road meet. This in turn provides strong transport links to Bridgwater, the M5 and the national motorway network beyond.

Cannington is a large and attractive village within the administrative boundary of Sedgemoor District Council. The property is approximately 3.4 miles from Bridgwater town centre where a full range of amenities can be found, including national retailers, restaurants and leisure facilities. Bridgwater train station is located within 4 miles of the property.

The village of Cannington offers a range of facilities including Cannington Primary School, Bridgwater and Taunton College Cannington Campus and Cannington Activity Centre, all located within walking distance of the property.

HINKLEY POINT

Cannington is located 6 miles south of Hinkley Point, where EDF are constructing a new power station that will create over 25,000 new local employment opportunities.

THE PROPERTY

The property extends approximately 7.65 acres (3.10 hectares) of agricultural grazing land and benefits from an attractive setting on the southern edge of the village.

- The northern boundary lies adjacent to residential dwellings located along Southbrook and Lonsdale Road.
- The eastern boundary abuts agricultural land.
- The southern boundary lies adjacent to Cannington Grange.
- The western boundary abuts Main Road.

The land is set across a large enclosure that is bound by mature hedgerows and stock-proof fencing. The topography of the land is broadly level.

PLANNING

Sedgemoor District Council approved outline planning permission on the 12th August 2019 for:

"Outline application with some matters reserved, for the erection of up to 73no. dwellings (including 30% affordable) and the formation of access."

(Planning Ref: **13/18/00040**)

All matters are reserved except for means of access to the development.

The planning permission is governed by a Section 106 Agreement. The Agreement will provide for 30% affordable housing, a LEAP and Public Open Space.

Please note that the Vendors have paid the monitoring costs detailed within the Section 106 Agreement.

THE PROPOSED DEVELOPMENT

The approved site plan that accompanied the planning application details the following:

- Up to 73 new dwelling (30% affordable housing)
- A new access point off the existing roundabout
- Green infrastructure including provision of a LEAP and swale
- New structural landscaping

FURTHER INFORMATION

A Data Room has been prepared to accompany these particulars and includes all relevant planning, technical and legal information as well as bidding guidance.

Prospective purchasers should note that the Vendors will expect them to have obtained and carefully considered the contents of the Data Room prior to submitting their offer.

This is available at www.mainroad-cannington.com

METHOD OF SALE

The opportunity is offered for sale freehold with vacant possession by informal tender with unconditional offers sought.

Offers should be received by email in accordance with the Bidding Guidance contained on the Data Room.

ADDITIONAL LAND

The Vendors will sell all of their registered title (ST347029). This includes an additional area of land outside the planning permission boundary, extending to approximately 1.08 acres (0.44 hectares) and edged blue in the Sale Plan overleaf.

VIEWING

The property may be viewed from the highway and local footpath network. Parties wishing to walk the Property should arrange an appointment with Carter Jonas.

Particulars prepared October 2019.

APPROVED SITE PLAN



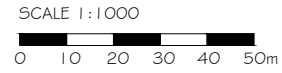
Note:
 This drawing is the copyright of Greenslade Taylor Hunt.
 It may not be copied, reproduced or altered in any way
 without their written authority.
 Do not scale for construction purposes - use figured
 dimensions only.
 Check dimensions on site before work proceeds.
 Report discrepancies to the Architect.

Rev	Description	Date	By
A	amended red line boundary and amendment to alignment of topo with ordnance survey plan	03.07.19	lehm

N.B: approx. GIAs

2 bed - 76m ²	x20	
3 bed - 88m ²	x26	
3/4 bed - 115m ²	x12	
4 bed - 120m ²	x13	
TOTAL		73
car parking spaces	176	
single garages	24	
TOTAL	200	

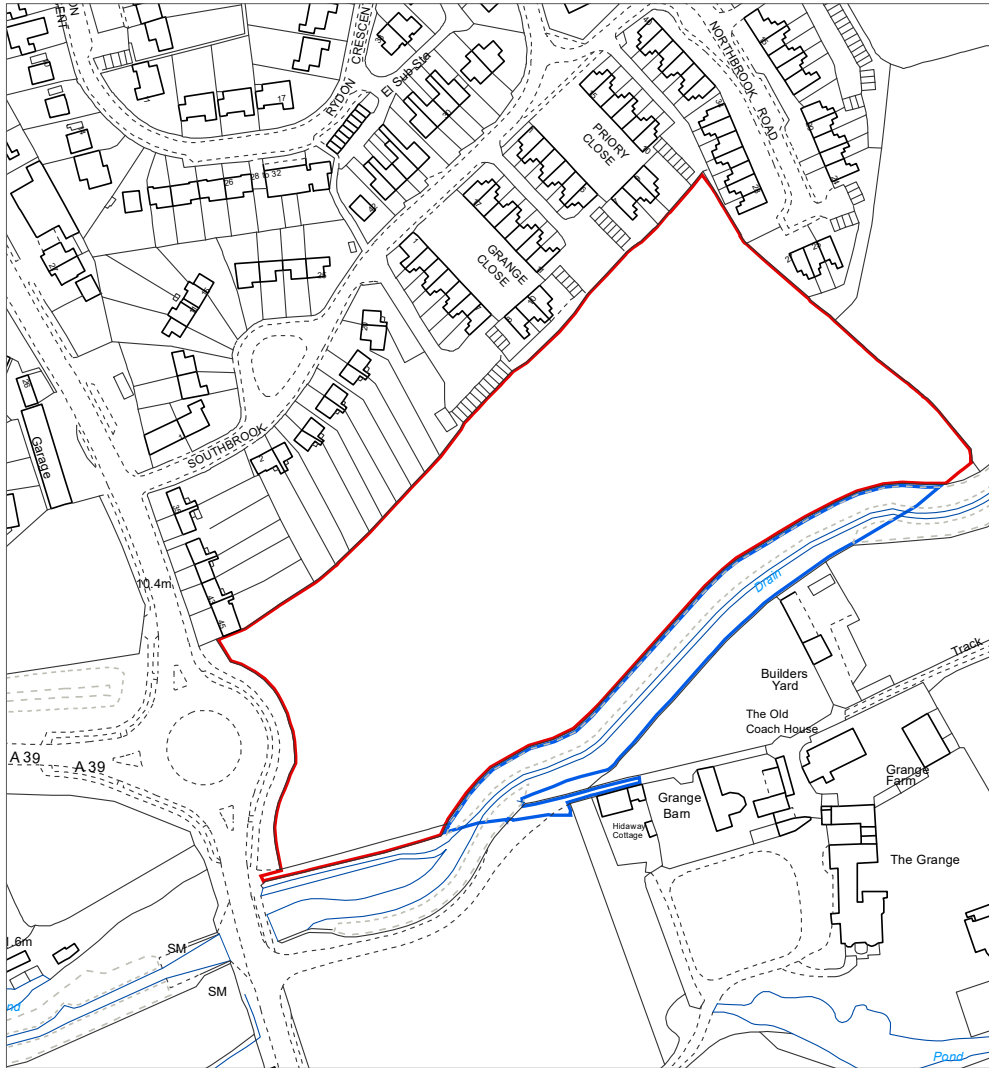
approx. site area	3.03ha
housing density	24.1 dwellings/ha
excluding swale, buffer strip & pumping station	
approx. site area	2.42ha
housing density	30.2 dwellings/ha



LAND & PLANNING DIVISION
 WINCHESTER HOUSE
 DEANE GATE AVENUE
 TAUNTON
 SOMERSET
 TA1 2UH
 TEL: 01823 334466

PROJECT TITLE	Land at Grange Farm Cannington		
DRAWING TITLE	Proposed residential development		
Site Plan			
STATUS	planning		
SCALE	1/1000	SHEET	A3L
DATE	October 2018	DRAWN	lehm
DWG NO.	2494-PL-02	REVISION	A

SALE PLAN



LOCATION PLAN



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IMPORTANT INFORMATION

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