



# RESIDENTIAL DEVELOPMENT OPPORTUNITY

**A RESIDENTIAL DEVELOPMENT 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 and 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 Centre 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 hedgerows. 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 the 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](http://www.mainroad-cannington.com)

#### VAT

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#### 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 there registered title (ST347OZG). 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 Site Plan

#### VIEWING

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

Particulars prepared October 2019.



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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 <sup>2</sup>	x20
3 bed -	88m <sup>2</sup>	x26
3/4 bed -	115m <sup>2</sup>	x12
4 bed -	120m <sup>2</sup>	x13
TOTAL		73

car parking spaces	176
single garages	24
TOTAL	200

approx. site area  
housing density

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

2.42ha	30.2 dwellings/ha
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SCALE 1:1000

0 10 20 30 40 50m

gth Greenslade Taylor Hunt

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

DATE October 2018

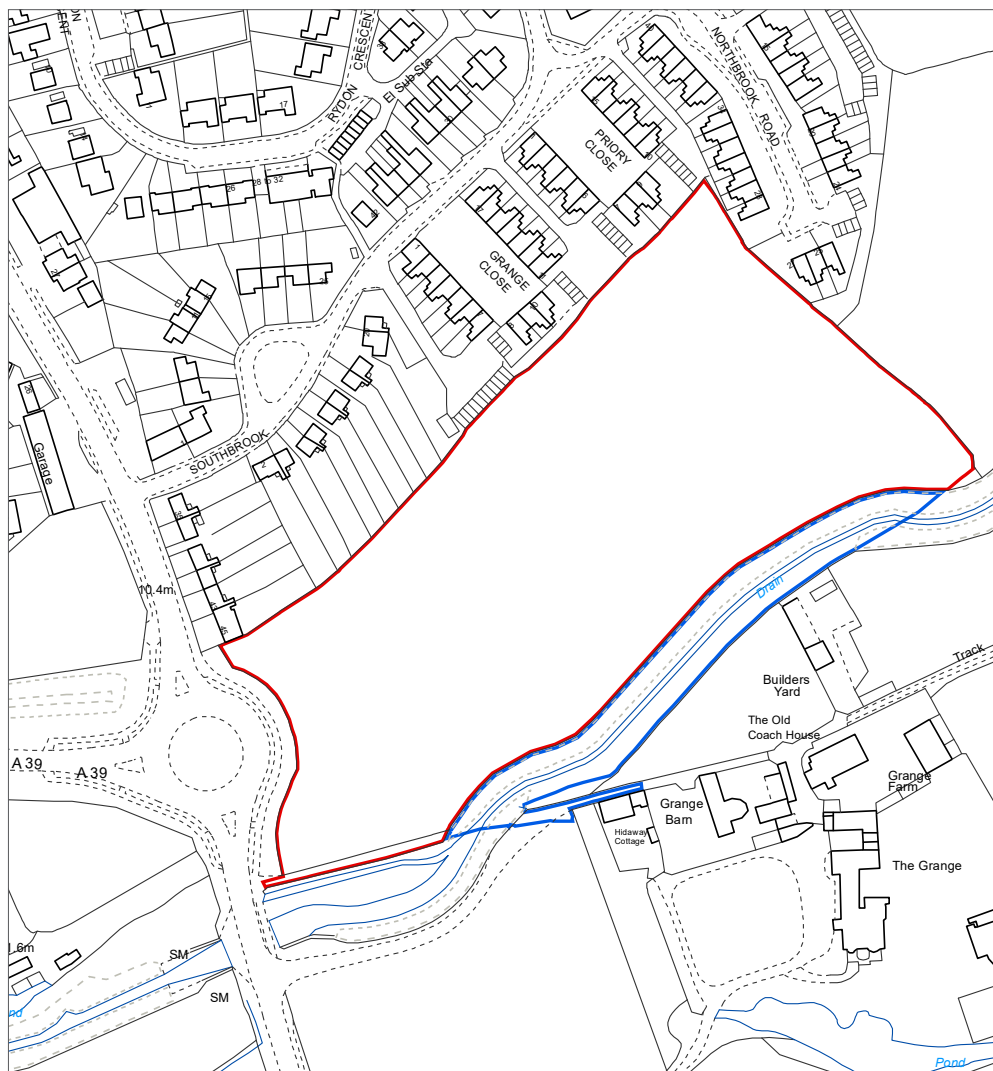
DWG NO. 2494-PL-02

DRAWN lehm

REVISION **A**



## SALE PLAN



## LOCATION PLAN



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### IMPORTANT INFORMATION

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