

FOR SALE

Chelston, Wellington (just off Junction 26, M5)

alder king

PROPERTY CONSULTANTS



STRATEGIC LAND OPPORTUNITY

**Land off the A38
Chelston
Wellington
Somerset**

32.53 acres (13.17 ha)
gross approx.

Block of agricultural land
divided into 4 fields

Close to motorway access

Road frontage onto the A38
and Chelston roundabout

Close to Chelston Business
Park and Westpark 26

For sale by private treaty

Land off the A38, Chelston, Wellington, Somerset

Location

The land is located to the south east of Chelston adjacent to the A38 link road between Junction 26 of the M5 motorway and the Chelston roundabout with further frontage along A38 Taunton road, which also provides the current access onto the land and is the main route into Taunton with good access to public transport.

To the north of Chelston roundabout is Chelston Business Park which comprises a mixed use business park in excess of 60 acres (24 ha) with occupiers including a main dealer (Nissan) car showroom, Flipout and various offices, business and warehouse units.

Westpark 26 comprises a mixed use business park in excess of 40 acres (16 ha) and includes a Travelodge, pub/restaurant, petrol filling station, gym and a range of business/warehouse units and a private hospital facility. The business park fronts onto the busy A38 arterial route with traffic flows of approximately 16,000 vehicles per day.

Within a 15 minute drive time is a population (aged 16–64) of 52,747 within 39,041 households. In addition, Taunton Deane Borough Council identifies Wellington as a focus for new housing with the allocation of 2,500 new dwellings of which a proportion are currently under construction close to the land.

Description

The land comprises 4 agricultural field enclosures delineated by hedgerows with trees, with access currently via an entrance and track leading from the A38 Taunton road. The land is generally level, sloping gently to the south eastern section.

The land totals 32.53 acres (13.17 hectares).

There currently are no buildings on the land, which has been used for both pasture and arable crops over the past few years (Agricultural Classification Grade 3 - good to moderate).

Part of the land (eastern section) is situated in Flood Zones 2 & 3, whilst the remainder is in Flood Zone 1.

Planning

The land has no planning history based on a review of the online search facility. The site is situated outside of the settlement boundary, within the countryside and is current not allocated within the Site Allocations and Development Management Plan for Taunton Deane. However, advice obtained from Planning Consultants would suggest there is immediate potential for the development of a small number of uses with potential in the medium to long term for a more comprehensive employment or mixed use development.

Legal Costs

Each party to bear their own legal fees.

Method of Sale

We are offering the freehold for sale by private treaty, with vacant possession upon completion (if required—current agricultural licences in place).

Offers are invited on an unconditional basis.

Overage

All offers should contain overage provisions, to be contained in the sale contract. The details of the overage provisions should be fully set out in any offer.

Rights of Way, Wayleaves & Easements

The sale is subject to all rights of way, water, light, drainage and other easements and all other rights.

Data Room & Information

Upon request, interested parties will be given login details to the data room which includes the following further information:

- Planning Options Report
- Landmark Development Site Screening Report
- Land Registry documents
- Environment Agency Flood Map
- Radon Map
- Agricultural Land Classification Map

VAT

The seller will not be opting to tax, therefore VAT will not be payable in addition to the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

alder king

PROPERTY CONSULTANTS

Land off the A38, Chelston, Wellington, Somerset

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

Suite 327, Bridge House

7 Bridge Street

Taunton

Somerset TA1 1TG

www.alderking.com

Andrew Maynard

01823 444879

amaynard@alderking.com

Ref: AM

Date: October 2018

alder king

PROPERTY CONSULTANTS

Land off the A38, Chelston, Wellington, Somerset

