

For Sale

Land at Newton Road, Highbridge, TA9 3UX

alder king

PROPERTY CONSULTANTS



Site with outline planning permission for residential development in Highbridge, Somerset
Approximately 2.7 ha (6.7 acres)

Location & Description

Location

Highbridge is a market town located in the Sedgemoor district of Somerset. Being well served by junction 22 of the M5, Highbridge is within commuting distance of Bristol (30 miles), Taunton (20 miles), Bridgwater (8 miles) Weston-super-Mare (10 miles) and the Hinkley Point power station (18 miles).

Highbridge & Burnham railway station provides direct services to Taunton (22 minutes), Exeter St David's (55 minutes) and Bristol Temple Meads (44 minutes) stations. Regular services to London Paddington are available from Taunton and Bristol Temple Meads, with the fastest total journey time being 2 hours 14 minutes.

Highbridge has a population of approximately 7,500 and the town centre has a good range of local amenities including an Asda Superstore, Co-Operative Food, Lloyds Pharmacy and Post Office.

Highbridge is adjacent to Burnham-on-Sea, a popular holiday destination providing a range of leisure and recreation facilities, such as hotels, restaurants and a golf course.



Description

The 2.7 ha (6.7 acre) site is accessed from the town centre via Tyler Way and Newton Road and comprises three light industrial buildings and extensive hard standing, currently used for open storage / car parking. Vacant possession will be provided upon completion of any sale.

The surrounding locale is predominantly residential, with a recently completed housing development bordering the site to the south.

The 42 acre Apex Wildlife & Leisure Park is located to the North West of the site and provides a children's play area, skate park and fishing facilities.



The site benefits from outline planning permission (application reference 11/07/00192) for residential development and further details can be viewed at <http://www.sedgemoor.gov.uk/planning>.

Information Pack

An information pack is available on request which includes the following information:

- Title Plan & Register
- Ground Investigation
- Planning Documents
- Asbestos Management Survey
- Flood Risk Assessment
- Topographical Survey

The property is for sale by private treaty with informal offers invited.

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Contacts



Viewing Arrangements

For further information or to arrange an viewing, please contact:

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SUBJECT TO CONTRACT

Ref: BSQ/55027/SEP2016

Important: Alder King for themselves and for the vendors of this property, whose agents they are, give notice that: 1. The particulars contained herein are for guidance purposes only and do not constitute either part or whole of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, and must satisfy themselves as to their correctness. 3. No person in the employment of Alder King has any authority to make or give any representations or warranties whatsoever in relation to these properties. 4. No responsibility can be accepted for expenses incurred by intending purchasers in inspecting and considering the properties which are offered. Under the Control of Asbestos Regulations 2006 (CAR 2006), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR 2006 is an offence and could adversely affect the value of the property. The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. Accordingly: 1. Alder King do not accept any responsibility for, and you should not place any reliance on us in respect of, the detection and/or management of any asbestos and/or asbestos related compounds contained in the property. 2. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues.

