



Residential Development Site Former Nursery site, Washford, Somerset, TA23 0NT

Residential development opportunity on the edge of the village of Washford

The site comprises of 6 no. open market dwellings

The site extends to approximately 0.582 hectares (1.44 acres)

For sale by Private Treaty

savills.co.uk

Savills Taunton

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Location

The village of Washford, West Somerset, TA23 0NT

Communications

Dunster 4.5 miles; Minehead 7.4 miles; Taunton 17.6 miles; J25 M5 20 miles

Site

The site is located on the eastern edge of Washford and was formerly used as a Nursery site.

The site extends to approximately 0.582 hectares (1.44 acres)

The site is shown outlined in red on the site plan.

Residential Development Scheme

The site is accessed off the A39 to the south of the site.

The proposed residential development is shown on the site layout plan and is for indicative purposes only.

Planning permission

A development site with outline planning permission (all matters reserved except access) for 6 detached, open market dwellings and a footpath / cycleway providing access to the centre of the village.

The S106 accompanying the planning permission requires a financial contribution of £9,192.75 towards local education provision and £20,807.25 towards local community projects. Both are to be paid prior to occupation of the last dwelling. The Nursery Site, A39, Washford, application No.: 3 / 26 / 14 / 025.

Please note that there is a Tree Preservation Order on the walnut tree on the eastern boundary of the site (T3/124).

Local Authority

West Somerset Council, West Somerset House, Killick Way, Williton, Taunton, Somerset, TA4 4QA

Tel: 01643 703704

Email: customerservices@westsomerset.gov.uk

Website: www.westsomersetonline.gov.uk

Tenure

The seller owns the freehold to the site; vacant possession will be provided upon completion. This land is registered with the Land Registry.

Method of sale

The site is offered for sale by Private Treaty with vacant possession.

Conditions of sale

The Seller will grant an Easement from K to I and from L to J to enable the Purchaser to construct and maintain a 2m wide footpath / cycleway required as set out in the terms of the planning consent.

The Purchaser will be responsible for providing, erecting and maintaining livestock fencing and gates as required by the Seller along the points A-B-C-K, K-I, L-J and L-G-H.

The Seller will retain rights of access over and across the footpath for all purposes at all times.

The Purchaser will install gated access points as required by the Seller at the approximate points 1, 2 and 3.

The Purchaser will construct an access to an adoptable standard and for all purposes and lay all services to point E sufficient for circa 10 dwellings and the Seller to reserve all such rights over this access.

There will be an overage clause for any dwellings built over 6 detached dwellings

Value Added Tax

The seller has not opted to tax. VAT will not be applicable on the purchase price.

Rights of Way, Wayleaves, Covenants and Easements

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

The Seller reserves the right to connect to the services on the land to be sold.

Services

All mains services are available in the vicinity or on the site.

All interested parties should make their own enquiries of the statutory utility providers.

Viewings

All viewings are strictly by appointment with the selling agent.

Directions

From Williton, head west on the A39 towards Minehead. As you approach the village of Washford the property is located on the north side of the A39. The site will be identified by a Savills For Sale board.

Sat Nav

Latitude: 51.161445 / Longitude -3.356504

Grid Reference: Easting:305165 Northing:141130

Contact

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Prepared: June 2017



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