



Lyndon Brett Partnership

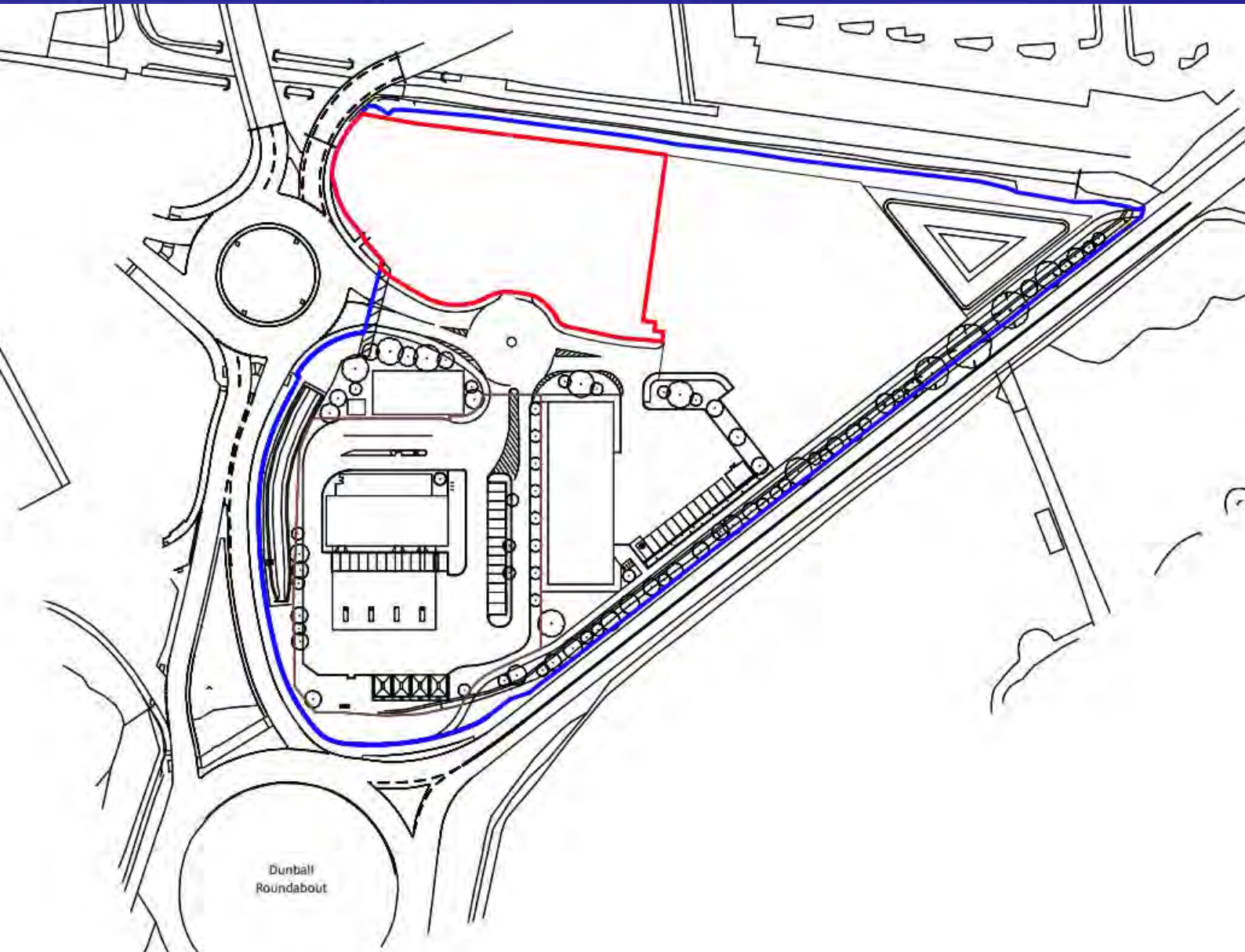
Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: [info@lbp-rics.co.uk](mailto:info@lbp-rics.co.uk) • 01278 450350 • Website: [www.lbp-rics.co.uk](http://www.lbp-rics.co.uk)



**FOR SALE**

## Land North of Dunball Roundabout

0.97 Acre Site for Sale  
Dunball, Bridgwater TA6 4BQ  
Price on application



The Association of Valuers  
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 077 18 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963





## DESCRIPTION

The site is available for sale with commercial development potential, for employment land use.

Located on the outskirts of Bridgwater, close to the M5 interchange at Junction 23, the site would suit a variety of occupiers, on the same site as the recently built MFG Petrol Fuel Station and Costa Coffee Drive Thru.

## SITE

The site is located on Junction 23 of the M5, to the north of the Dunball roundabout, and is opposite the newly built MFG Petrol Fuel Station, adjacent to the HPC Park and Ride and freight consolidation facility.

Dunball Roundabout is to be subject to a £4m highway upgrade, initiated by the Local Planning Authority.

The site extends over 0.97 acres and is outlined in red on the site plan overleaf. It is shown shaded red for identification purposes only and is not to be relied upon.

## SERVICES

No detailed service enquiries have been made although main services are believed to be readily available, within the immediate vicinity.

Prospective Purchasers are required to make their own enquiries regarding the availability and capacity of services.

## TENURE & TERMS

The sellers own the freehold of the site being offered for sale which is registered with Land Registry under the title number ST144569.

The site is being offered for sale Freehold, taken as seen.

## METHOD OF SALE

The site is being offered for sale by private treaty with vacant possession to be given on completion.

## GUIDE PRICE

Price on application.

Offers are invited on an unconditional basis or on a conditional basis (conditional on the grant of Planning Permission), dependent on status and proposition.

Our client's preference is for an unconditional sale.

## VAT

VAT will be payable on the purchase price.

All parties should make their own enquiries to HMRC.

## SERVICE CHARGE

There is an Estate service charge which encompasses the whole site and deals with the shared access and facilities. The Purchaser will be required to reimburse charges which fall due.

## LEGAL COSTS

Each party is responsible for their own respective legal costs.

## OVERAGE

No overage provision will be implemented on the basis the land being sold is a Brownfield site for commercial development, subject to Planning Permission.

## RIGHTS OF WAY, WAY-LEAVES & EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

The site will be subject to a right of way over the main entrance and estate road.

## PLANNING

The prospective Purchaser should make their own enquiries to the Planning department regarding their proposals and intended use.

## IMPORTANT NOTICE

Lyndon Brett Partnership and their clients give notice to the following:

They are not authorised to make or give any representations or warranties in relation to the site either here or elsewhere, either on their own behalf or on behalf of their client.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

## LOCATION

Bridgwater is an industrial market town, within the Sedgemoor District with a population of approx. 41,000 people.

Bridgwater has seen large amounts of expansion in the town, including the major developments to the north of the town on Bristol Road, including The Express Park as well as vast developments of residential housing, in and around the town.

Further developments at J23 are taking place as well as Bridgwater Gateway at J24 of the M5 Motorway, with new Industrial Units already built and more in the process of development.

Bridgwater is 11 miles north-east of Taunton, 11 miles south of Burnham-On-Sea and 30 miles south-west of Bristol

The town benefits from good access road networks to A38, A39 and Junction 23 and 24 of the M5.

