



**FOR SALE**

## Development Land

For Self Build Residential Dwelling (STP)

Self Build - Building Plot (Subject to Planning) (1.18 Acres)  
Slope Cross Orchard, Chedzoy Lane, Chedzoy, Somerset TA7 8QR  
Guide Price £100,000 - £150,000

## DESCRIPTION

We are pleased to be marketing this plot, with the potential for a residential dwelling for **self build only** with local connection to the Parish - Bridgwater Without, subject to planning.

As per the recent pre-application advice received from Somerset Council, a prospective purchaser looking to obtain permission, would need to have a local connection to the immediate area and be registered on the self-build register in order to be considered.

## LOCALE

The plot is located on Chedzoy Lane, boasting frontage along the lane and featuring an existing gated field entrance. Chedzoy is a charming village on the periphery of Bridgwater, approximately 3.5 miles to the west, within the former Sedgemoor District of Somerset. The location benefits from excellent transport links, with Junction 23 of the M5 motorway nearby, providing convenient access to Taunton and Bristol.

The site itself is a historic Somerset cider apple orchard, nestled in the hamlet of Slake Cross along Chedzoy Lane. This quaint hamlet is characterized by a mix of traditional farmhouses, mid-20th-century villas, and modern housing developed in the 1980s.

While Chedzoy village offers a community hall and playing fields, the nearby town of Bridgwater - just 3.5 miles away - provides a comprehensive array of amenities, including supermarkets and a wide range of additional services.

## SITE

4,795.93m<sup>2</sup> (1.18 acres) - the Plot is being sold as seen and as shown outlined in red on the plan overleaf.

## SERVICES

No detailed service enquiries have been made and we are not aware of any existing services to site, although main services are believed to be available nearby.

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

## GROUND CONDITIONS

No ground report has been prepared and prospective Purchasers must satisfy themselves regarding any required ground investigations.

## METHOD OF SALE

The Vendors own the Freehold of the site being offered for sale which is registered with Land Registry under the title number ST265447.

The site is being offered Freehold, by way of private treaty, with offers being invited on an unconditional basis or on a conditional basis (conditional on the grant of Planning Permission), dependent on status and proposition.

## PRICE

We are guiding a price of £100,000 - £150,000.

## VAT

The Vendor has not opted to tax so VAT will not be payable but interested parties should make their own enquiries with HMRC.

## LEGAL COSTS

Each party is to be responsible for their own respective legal costs.

## LOCATION



A38, A39, M5 (Junctions 23 & 24)



0.5 miles east of Bridgwater Railway Station



25 miles south-west of Bristol Airport



11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol

## OVERAGE

An overage provision to be put in place for the land, to be reflected in the contract for sale, if the prospective Purchaser is to pursue a development of more than one dwelling.

## RIGHTS OF WAY, WAYLEAVES & 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.

## PLANNING

We feel this site would suit a residential dwelling but note the pre-application advice recently sought advised that such consent would need to be for self-build development only and will only be considered if such applicant has local connections to the Parish of Bridgwater Without and is listed on the self-build register.

A copy of the pre-application advice can be shared on request but any prospective Purchaser should make their own enquiries to the Planning department regarding their proposals and intended use.

## COMMUNITY INFRASTRUCTURE LEVY

Prospective Purchasers should make their own enquiries regarding CIL payments which may fall due although should consent be granted for self-build development and such consent is implemented, then self-build relief should be available in respect of CIL payments.

## ANTI MONEY LAUNDERING

A prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

## IMPORTANT NOTICE

There particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

