



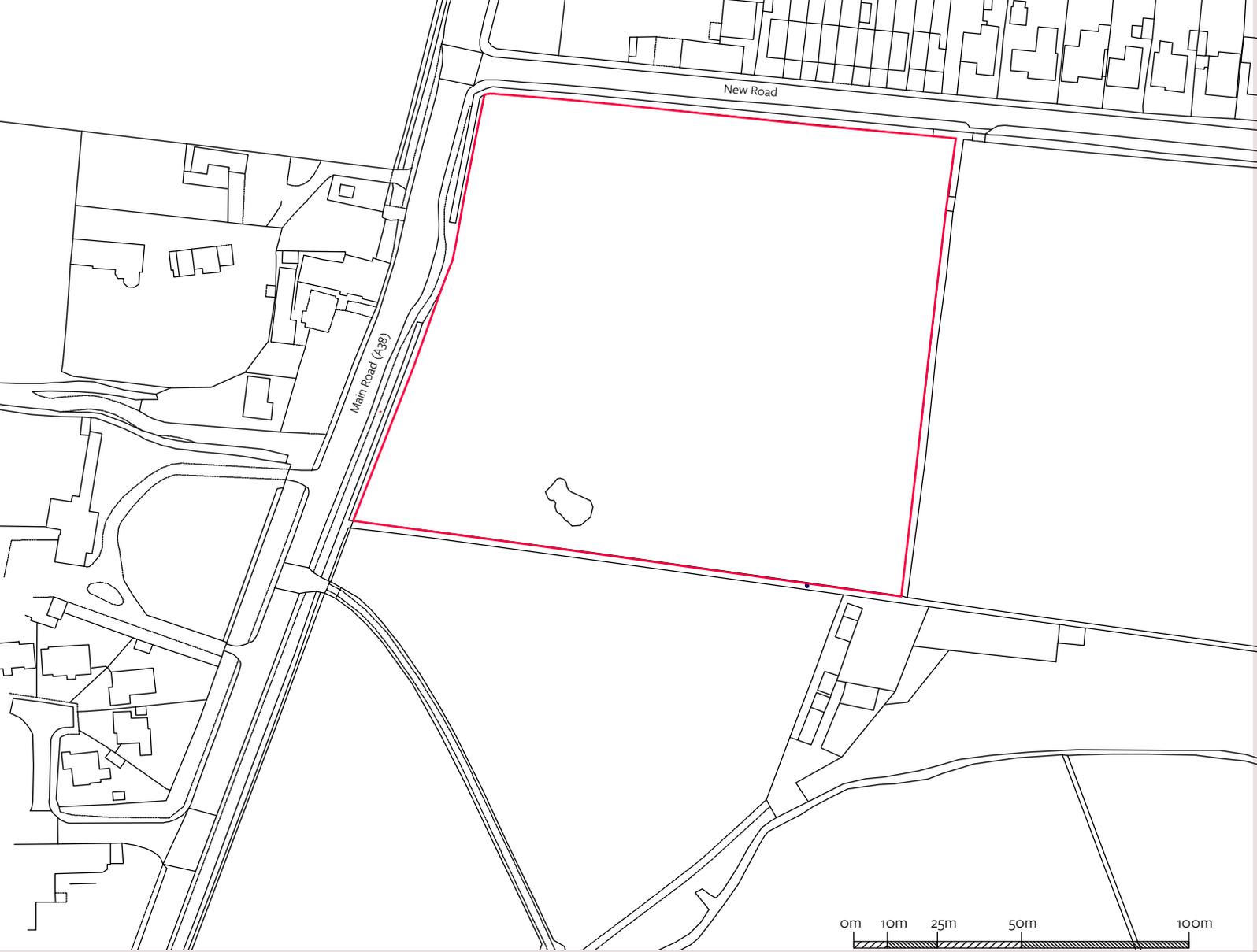
C J H
L A N D

DEVELOPMENT & LAND AGENCY

FOR SALE

**Green Field Development
Opportunity:**

**New Road
West Huntspill
Somerset
TA9 3QE**



THE PROPERTY

The site extends to approximately 2.1 hectares (5.8 acres). The topography of the property is flat and uniformly grassed and regular in shape. There are hedgerows on all 4 sides along with drainage ditches. There is a pond located in the southern portion of the site. New Road runs along the northern boundary. The A38 runs along the western boundary where an existing bus stop is located and the new access into the proposed development will be.

LOCATION

The property is located on the southern edge of West Huntspill. West Huntspill Primary School is immediately to the north. Highbridge is located 2.5 km to the north of West Huntspill and Bridgewater approximately 10 km to the south, both of which operate mainline train stations. There are a variety of local shops and services to be found in Highbridge with a much wider variety located in Bridgewater. The M5 motorway is easily accessible from the site via Junction 22 to the north and Junction 23 to the south.





PLANNING

The site benefits from a resolution to grant an outline planning permission subject to the signing of a section 106 agreement for the erection of 45 dwellings, public open space and a new car park for the primary school under planning reference number 52/20/00024 at Sedgemoor District Council.

METHOD OF SALE

The freehold of the property is offered for sale on an unconditional basis. All offers should be submitted in writing to the offices of CJH Land Ltd or by email.

VIEWING

The property can be viewed from the roadside, if you would like to walk the site please contact Matthew Hiles at CJH Land to make an appointment.

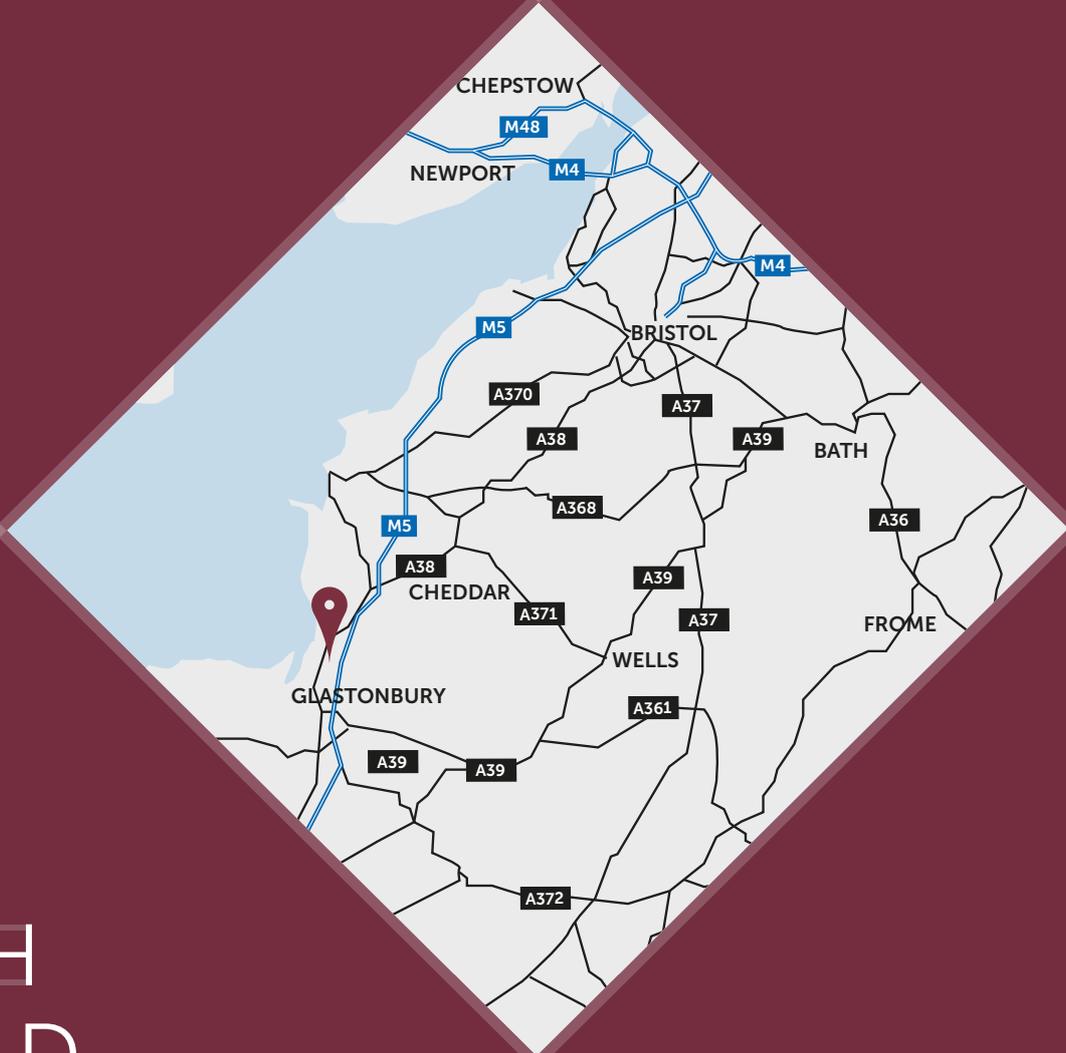
CONTACT

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C J H LAND

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