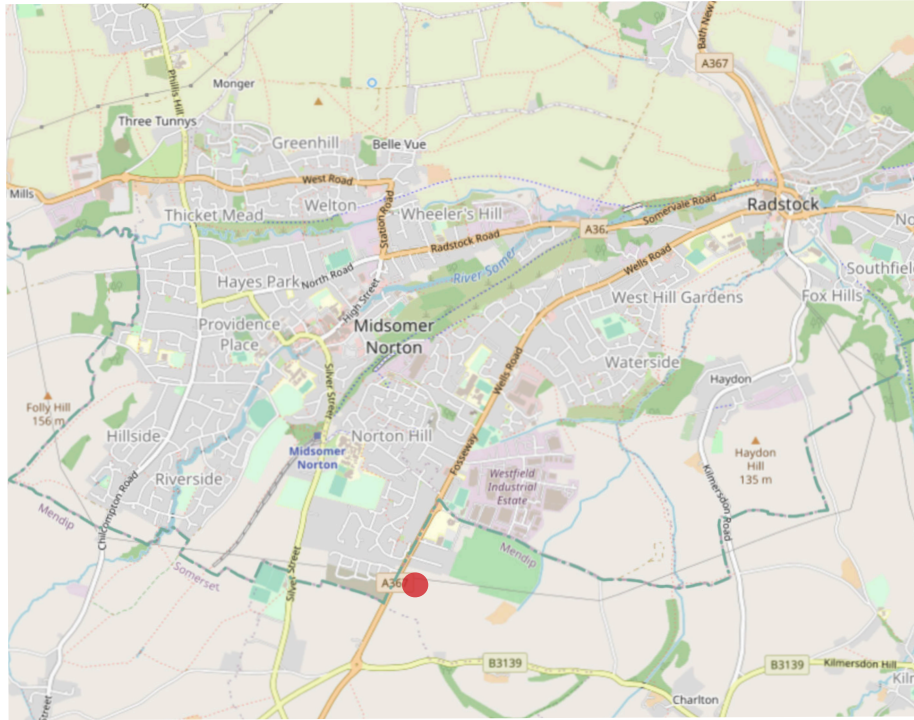




RESIDENTIAL DEVELOPMENT LAND OPPORTUNITY
LAND SOUTH EAST OF A367, WESTFIELD,
MIDSOMER NORTON

**JOHN
ALISON**
LAND & RESEARCH
EST.1990



LAND SOUTH EAST OF A367, WESTFIELD, MIDSOMER NORTON

Residential development opportunity available for approximately 16.1 acres (6.5 hectares) of land in Midsomer Norton.

- Within the Mendip District Council Area
- Bath approximately 10 miles, Radstock town centre approximately 1.8 miles, Shepton Mallet 7 miles.
- The wider Somer Valley has been designated by the Government as an Enterprise Zone, recognising the potential and drive for economic and employment development in the area.
- The location of the site at the edge of Midsomer Norton means the site would be well placed to provide access to a variety of key local services and employment opportunities including schools, doctors, dentists and shopping facilities.

LOCAL PLAN OVERVIEW

The site is currently proposed for allocation under Mendip District Council's Local Plan Part 2 for a minimum of 145 dwellings under Policy MN3 submitted to the Secretary of State on 23rd January 2019. Hearing sessions took place in late November / early December 2020, with the Inspector's report expected early 2021. Mendip District Council published its latest position on 5 year housing land supply in December 2019 which showed that the Council could only demonstrate a 3.8 year housing land supply and based on 2019/20 completion rates, it is likely that this position has since worsened. Furthermore, there is currently a moratorium on the Council approving housing development in a large part of Mendip due to an issue relating to phosphates (which affects a large part of Somerset) which again is only making the supply position worse and will hopefully focus minds on the need to get the Part 2 plan in place. Midsomer Norton is one of the few places which this issue does not affect.

VENDORS DETAILS

JOHN ALISON

AGENT

Charlotte Pink
charlotte@johnalison.com
01285 851552
John Alison Land & Research Ltd
Unit 3 Priory Court,
Poulton, Cirencester
Gloucestershire, GL7 5JB

FREETHS

SOLICITOR

Iain Davis/Katherine Burge
iain.davis@freeths.co.uk/katherine.burge@freeths.co.uk
Freeths LLP
5000 Oxford Business Park South
Oxford, OX4 2BH

LICHFIELDS

PLANNER

Jenny Mitter
jenny.mitter@lichfields.uk
Lichfields
The Quorum,
Bond Street,
Bristol, BS1 3AE

METHOD OF SALE

The land is offered for sale by informal tender and the Vendors' wish to select a suitable developer with experience in delivering high quality residential schemes.

The Vendors' would prefer to see unconditional offers for the whole site, however interested parties can also submit conditional offers, all to be received by:

12:00 noon Wednesday 10th March 2021

Please submit offers in writing, sealed by recorded delivery and marked for the attention of:

Mrs Charlotte Pink
John Alison Land and Research Limited
Unit 3 Priory Court, Poulton,
Cirencester, Gloucestershire, GL7 5JB
T: 01285 851552 / M: 07545 119847

Offers by email are acceptable and should be addressed to charlotte@johnalison.com

Additional information is available via the [John Alison Data Room](#). For access to the data room please contact Charlotte Pink to register and request a password. The data room will be updated regularly and accompanying emails will be sent out once new material is added.

All offers must include the following:

- Confirmation that the prospective purchaser has read and taken account of the information in the data room.
- A clear financial proposal for the purchase of the site with timing of receipts to the Vendors.
- Identity of the prospective purchaser, address, contact details including email address and a corporate statement supporting the bid.
- A layout of the proposed scheme, showing a maximum number of units, which supports the financial proposal.
- A schedule of private housing mix and an indication of the sq ft coverage and net developable area.
- Confirmation that the prospective purchasers agree to work to the following timescales for the purchase:

Provisional date for interviews - Friday 18th March 2021

Exchange of Contracts - Wednesday 2nd June

Completion of Purchase/Sale - 30th June 2021

The seller reserves the right not to accept the highest offer or indeed any offer.

Upon agreement of the Heads of Terms the selected purchaser will be required to provide a Solicitors' undertaking to cover the Vendors' reasonable professional costs, in the event the purchaser withdraws from the sale prior to contracts being signed.

LANDOWNERSHIP & TENURE

Sale is for the freehold and vacant possession will be provided upon completion of sale subject to holdover.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is offered subject to and with the existing Rights of Way, Wayleaves and Easements, whether or not specifically referred to in the particulars.

BOUNDARIES

The Purchaser will be deemed to have full knowledge of the boundaries. Neither the Vendors' or the Agent will be responsible for defining boundaries.

VAT

The Vendors' reserve the right to charge VAT in addition to the purchase price on the whole of the land on legal completion.

LOCAL AUTHORITY

Mendip District Council
The Council Offices,
Cannards Grave Road,
Shepton Mallet, BA4 5BT
T: 01934 888 888

RETAINED LAND

The landowners wish to retain control of a strip of land between points A - B - C and D - E - F

VIEWINGS

The site can be viewed at any time from the adjacent Fosseway South (A367). Access to the land is strictly by appointment only with the Vendor's agent.



SITE PHOTOGRAPHY



[NORTH WEST - CLICK TO VIEW 360° PHOTO](#)



[NORTH EAST - CLICK TO VIEW 360° PHOTO](#)



[SOUTH WEST - CLICK TO VIEW 360° PHOTO](#)



[SOUTH EAST - CLICK TO VIEW 360° PHOTO](#)



[MIDDLE - CLICK TO VIEW 360° PHOTO](#)

An aerial photograph showing a residential neighborhood with numerous houses and a large green field in the foreground. The sky is overcast.

IMPORTANT NOTICE

John Alison give notice, for themselves and on behalf of the 'Vendors' of this property, that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only. No employee of John Alison has any authority to make or give any representations or warranty whatever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchaser in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office for reference purposes only and are not to be relied upon in any contract. Crown Copyright Reserved. Unless specifically mentioned all fixtures and fittings are excluded from the sale.