

COOPER
AND
TANNER

Development site at Folletts Farm

Dunwear Lane | Bridgwater | TA6 5HH

For Sale Freehold

Outstanding development opportunity with outline planning secured for the creation of up to 530 homes, easy access to the M5 and in an area of rapid expansion.





The Opportunity

Cooper & Tanner are delighted to seek all offers for the Development Land at Folletts Farm, Dunwear Lane, Bridgwater TA6 5HH.

Following grant of outline planning permission by Somerset Council for the erection of up to **530 dwellings** including vehicular, pedestrian and cycle access, car parking, public open space, landscaping and infrastructure.

A flagship development opportunity of a scale that infrequently comes to the open market.

- Situated within 5 miles of the Gravity Smart Campus
- Prominent M5 road frontage
- The site extends to approximately 21 hectares / 51 acres
- Situated in a high growth area, with significant business investment and future capital appreciation
- Freehold
- Data room available on request
- All offers are invited, with bidding process in place



Please see the image on page 1 which showcases the site plan in red outline

The site at Folletts Farm



Currently comprising of agricultural pasture land. The site, in total, extends to approximately 21 hectares / 51 acres and is located to the south-east of the town of Bridgwater. Site access will be via a new carriageway directly off the A372 / Westonzoyland Road roundabout.

Planning Application Ref: 09/21/00017

Somerset Council granted Outline Permission dated 18/12/2024.

Local Council

Within the area of Bridgwater Town Council, Somerset Council and former Sedgemoor area for planning.

Proposal

Outline application with some matters reserved, for the erection of up to 530 dwellings including the vehicular, pedestrian and cycle access, car parking, public open space, landscaping, infrastructure and other associated works.

Section 106

106 Agreement dated 17/12/2024 available via data room.

Affordable Housing

10% Affordable Housing to be provided with a tenure split of 75% Affordable rent and 25% First Homes. Please see the Data Room for further information.

Community Infrastructure Levy

The Property falls within the "Bridgwater Urban Area" for CIL charging.



Location & Transport

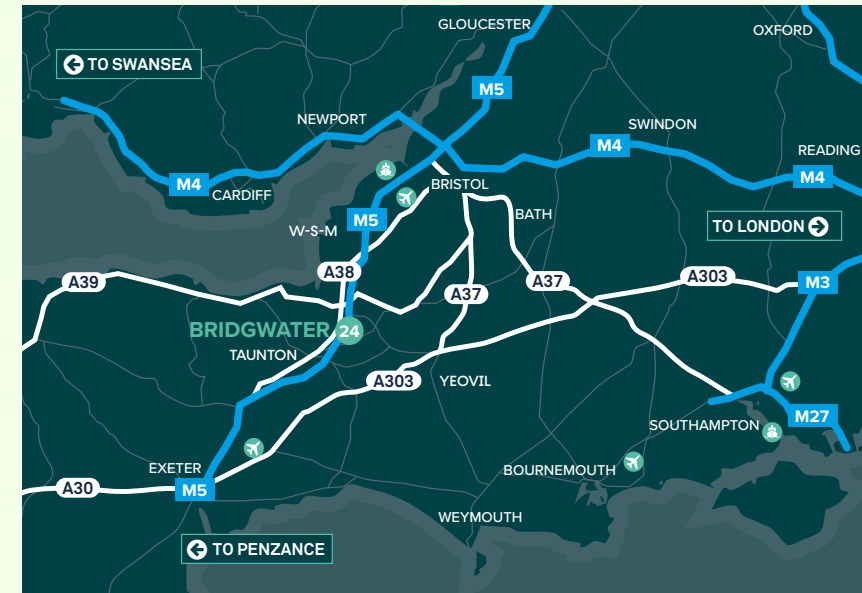
Benefitting from good access, within 5 miles, of the Gravity Smart Campus, which is confirmed to be the home of the UK's new gigafactory. Agratas (Tata Group's global battery business) have invested £4 billion in building their biggest electric vehicle battery manufactory facility which is set to bring +4,000 jobs to Somerset.

Access is from the newly constructed roundabout on the A372. Apart from site clearance and preparation, will need to have been installed and operational prior to development taking place.

Drive Times

Bridgwater High Street	7 mins	2 miles
Bridgwater Gateway Limited	12 mins	4 miles
Gravity Smart Campus	12 mins	5 miles
Taunton	25 mins	13 miles
Bristol	50 mins	39 miles
Exeter	55 mins	43 miles

Source: Google Maps



Further Information

**COOPER
AND
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For further information, please contact the
sole selling agents **Cooper & Tanner**.

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Tenure

The site is available Freehold.

Bidding Process

All offers are being invited by 10th March 2025.
Round two interviews are expected to take
place 19th March and interested parties are
advised to schedule this date in anticipation.
Bidding guidelines are available from
Jake.Smith@cooperandtanner.co.uk.

Legal costs

Each party is to bare their own legal, surveyors
or other costs incurred in any transaction.

Data Room

A data room is available upon request via the
selling agent to include a full suite of surveys,
plans and planning documents.

Services

An Interim service report is available. All
parties must satisfy themselves regarding the
location and capacity of any utilities.

Landowner Requirements

Please see the data room for details regarding
the Landowner's reserved rights and overage
provisions. To be sold subject to overage
provisions in respect of density, on sale clause,
variation of the S106 Agreement and change
of use.

VAT

We understand that the Property has been
elected for VAT.

Anti-Money Laundering

The successful party will be required to
provide the usual information to satisfy the
AML requirements.



"Cooper & Tanner are delighted to bring this major development opportunity to the open market. It will provide further housing in an area of Somerset and the South West, that continues to flourish benefitting from the signification expansion and investment".

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact. JANUARY 2025. Photography: Home-Circle

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