

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. the particulars are intended to give a fair and substantial correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to

SUMMARISED CONDITIONS OF PLANNING:

- 1) A reserved matters application must be submitted by 26.11.2027
- 2) Development to be undertaken in accordance with the attached plans (the outline drainage plan is figure 3.1 within the attached Drainage Strategy.
- 3) A pedestrian footway must be provided along the site frontage prior to occupation.
- 4) The proposed access must be constructed and available for use prior to occupation.
- 5) The first 6m of the access must be consolidated and surfaced prior to occupation.
- 6) There must be no obstruction over 900mm within the visibility splays shown on the access plan. This must be implemented prior to commencement.
- 7) Details of disposal of surface water shall be submitted and approved by the local planning authority (LPA) and subsequently implemented prior to development above damp-proof course (DPC) level.
- 8) Between 1st April and the 31st October, works during the construction phase should be undertaken starting no earlier than 30 minutes after sunrise and finishing no later than 30 minutes prior to sunset, with no site lighting left on overnight.
- 9) No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests. Should any active nests be found, works in the immediate area shall cease until the ecologist has confirmed to the LPA that the nests are empty. No netting to be used to exclude birds.
- 10) This condition sets out the ecological enhancements which should be incorporated prior to occupation. Photographs must be provided to the LPA.
- 11) A Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and be approved in writing by the LPA prior to the commencement of the development.
- 12) No individual dwelling shall be occupied until the optional requirement for potential consumption of wholesome water by persons occupying that dwelling in Part G of Schedule 1 and Regulation 36 of the Building Regulations 2010 of 110 litres per person per day has been complied with.
- 13) Details of the SuDS monitoring and maintenance plan shall be submitted to and approved in writing by the LPA prior to the occupation.
- 14) Biodiversity Gain Plan to be submitted and agreed in writing to the Local Planning Authority prior to commencement.

Agents Note: The property is currently occupied under an informal agreement. Vacant possession will be provided upon legal completion of a sale. We understand the CIL liability will be calculated at the reserved matters stage. The rate will be £125/sqm index linked.



**Residential Development Site,
Former Blagdon Hill Garage**

Somerset, TA3 7SG

OIRO: £700,000 Freehold



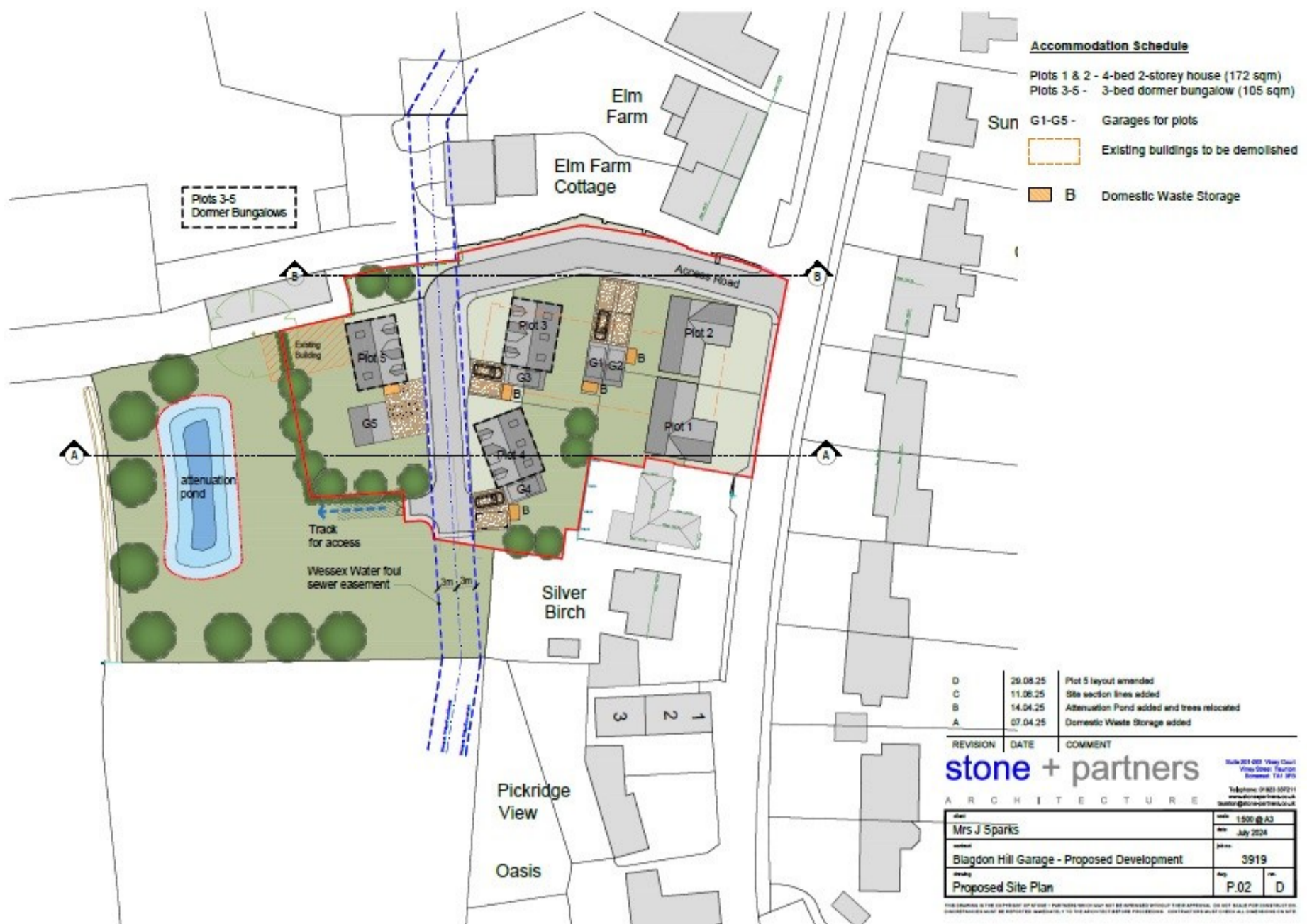
01823 353033

mail@hatfieldwhite.co.uk

**Wilkie May
& Tuckwood**

01823 332121

taunton@wilkie.co.uk

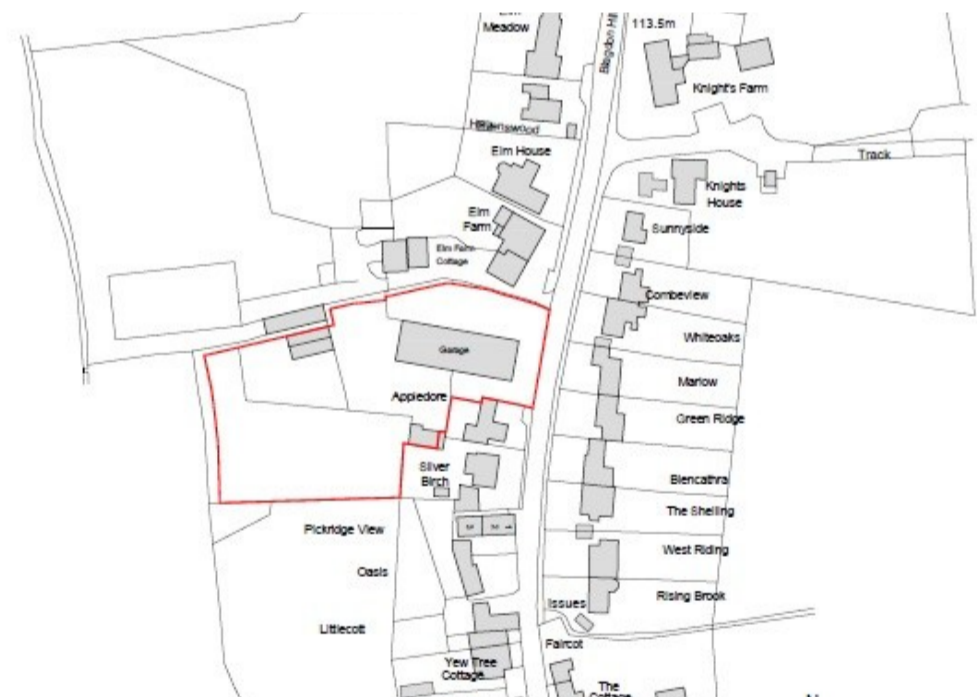


WM&T

Description:

This residential development opportunity occupies the former Blagdon Hill garage in the centre of Blagdon Hill 4.5 miles south of the County town of Taunton. The site extends to approximately 0.75 acres and outline planning permission has been granted for the construction of five residential dwellings within this highly favoured residential community at the foot of the Blackdown Hills.

- Outline planning permission for up to five dwellings
- Village location within Blagdon Hill settlement boundary
- Brownfield redevelopment opportunity (former garage site)
- Indicative layout for five detached homes
- Existing access to be upgraded to current standards



Somerset Council granted outline planning permission (Reference 30/25/0014) dated 26 November 2025. The consent is for the demolition of an existing motor showroom and workshop and the construction of five dwellings. The proposed drawings show two four-bedroom, two storey detached homes with single garages accommodation in the region of 172 sq metres (1851 sq ft) to the front of the site, with three further three bedroom chalet style homes behind 105 sq meters (1130 sq ft) Two of the properties have single garages and the third will benefit from a double garage.

Buyers are recommended to make their own enquiries of the relevant service providers. However, the seller has confirmed that mains electricity, water, and foul water drainage connections are available nearby.

Agents Note:

We understand the CIL liability will be calculated at the reserved matters stage. The rate will be £125/sqm index linked.

WM&T