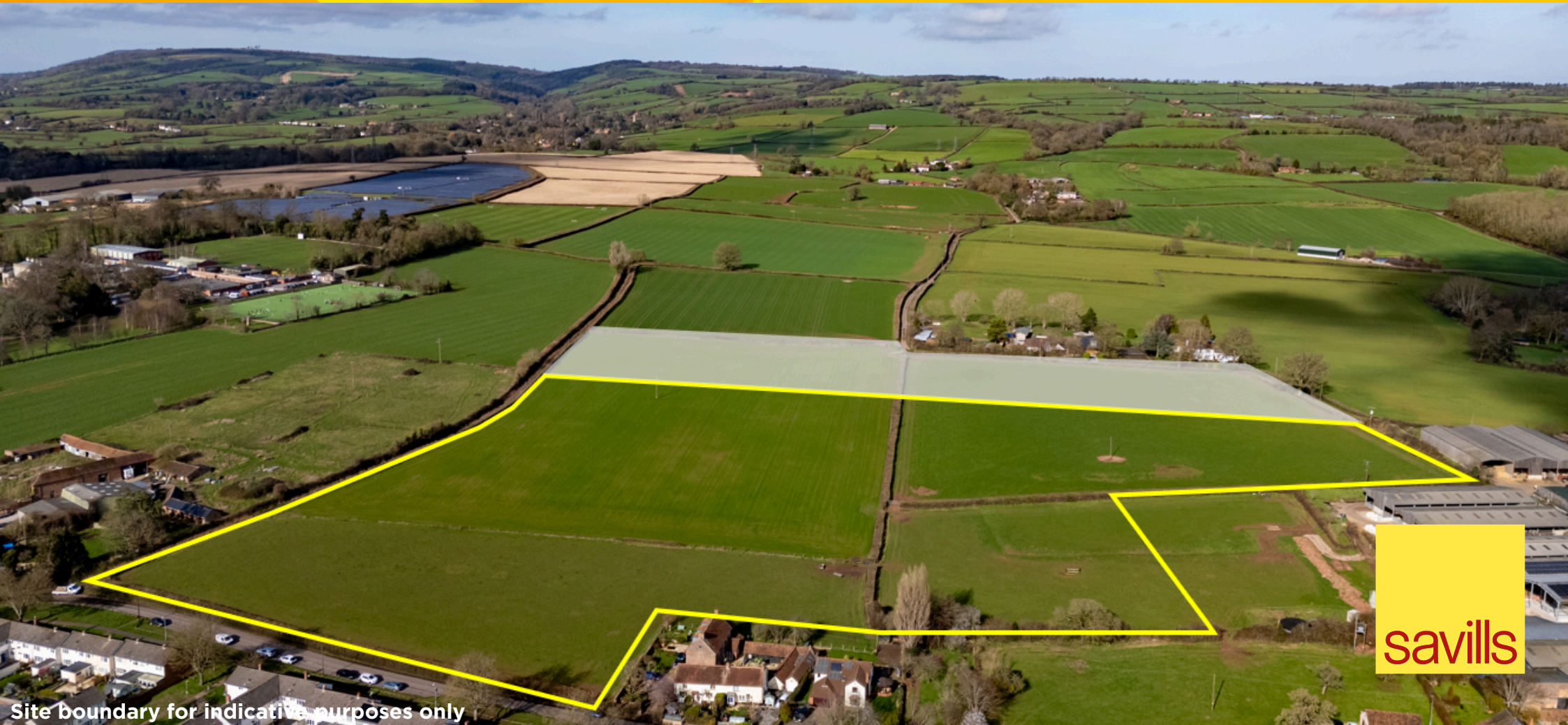


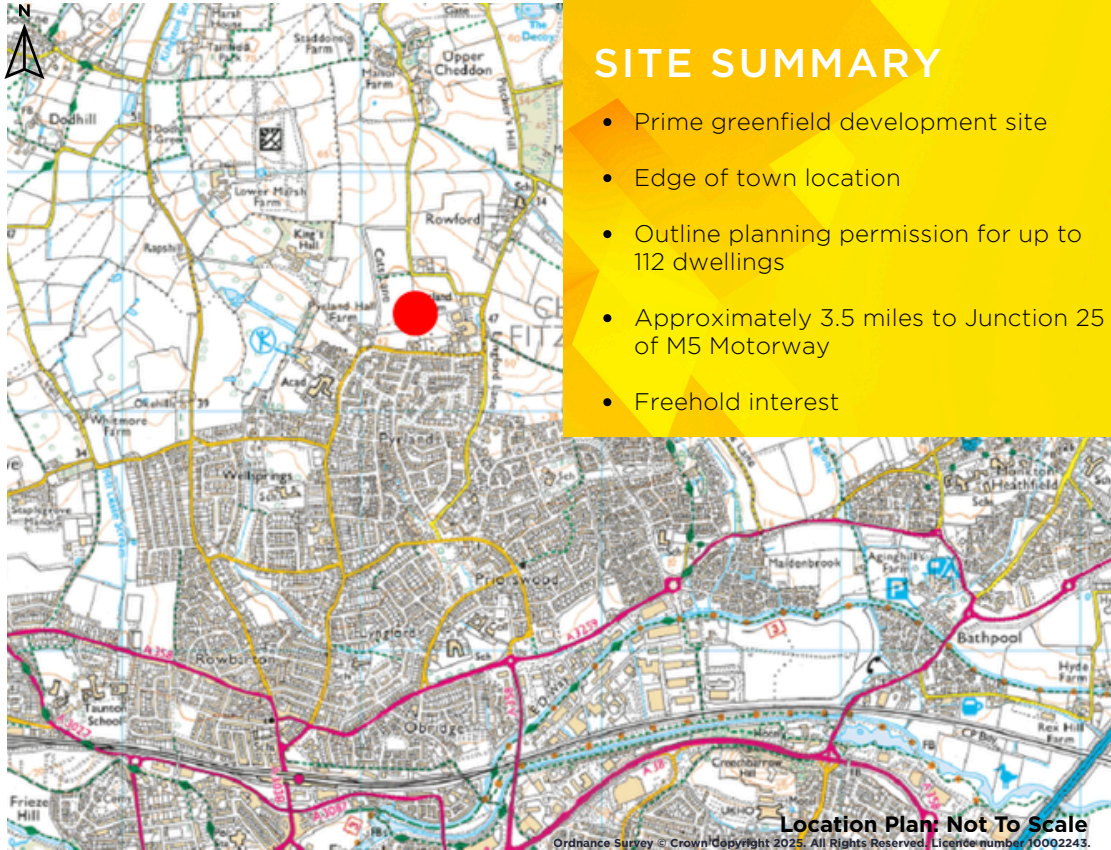
Land off Cheddon Road

TAUNTON, SOMERSET

Prime, edge of town greenfield residential development opportunity with outline planning permission for up to 112 dwellings



Site boundary for indicative purposes only



SITE SUMMARY

- Prime greenfield development site
- Edge of town location
- Outline planning permission for up to 112 dwellings
- Approximately 3.5 miles to Junction 25 of M5 Motorway
- Freehold interest

TAUNTON

Taunton is the county town of Somerset and serves as the region's primary hub for governance, public services and civic administration. With a population of over 63,000 (2021 census) and serving a much wider rural and regional catchment, the town functions as Somerset's largest and most economically active settlement.

Taunton benefits from excellent transport links, with a mainline railway station providing direct services to Bristol Temple Meads, Exeter St Davids and London Paddington. The site is situated approximately 3.5 miles from Junction 25 of the M5 motorway, which provides access to Bristol and the M4 to the north-east and Exeter and the south peninsula to the south-west.

Bristol Airport is located approximately 37 miles to the north-east and provides scheduled and chartered flights to a wide range of national and international destinations.

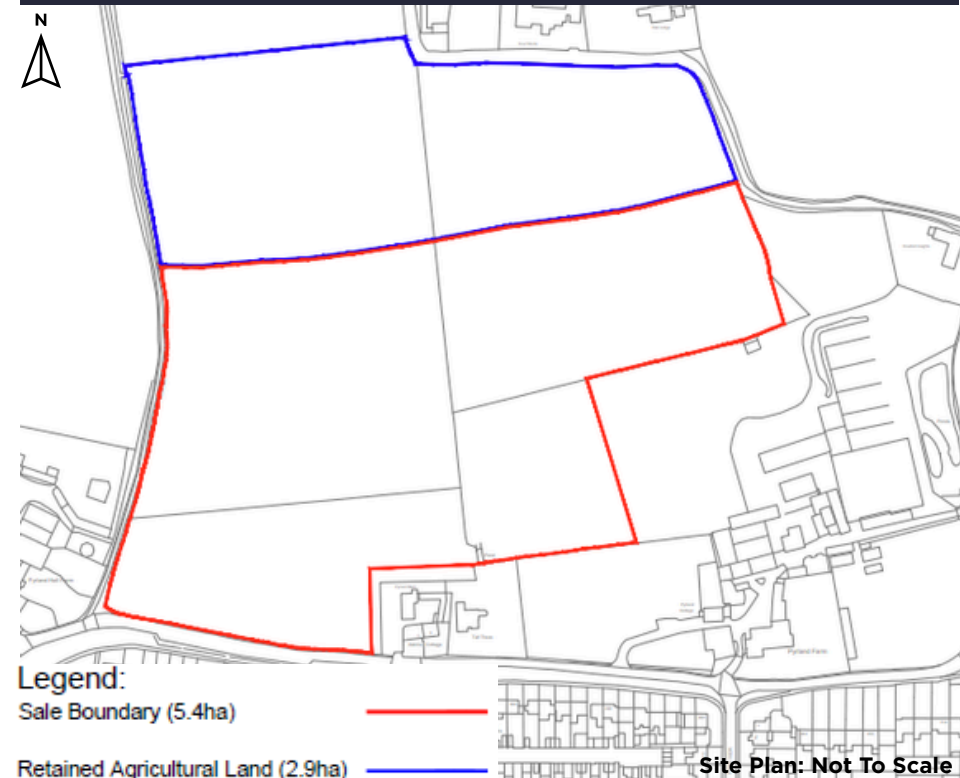
As well as excellent road and rail connectivity, Taunton is set within an attractive rural hinterland being within the Vale of Taunton Deane and surrounded by the Quantock, Blackdown, and Brendon Hills.

SITE AND LOCATION

The extent of the land for sale is edged red on the site plan and extends to approximately 13.34 acres (5.4 ha). The red line site boundary differs to the planning application site for the reasons set out in the planning section below.

The site is situated on the northern edge of the built-up boundary of Taunton. The land falls within Flood Zone 1 and is currently in agricultural use. Cheddon Road abuts the southern boundary of the site and Cats Lane, which is a public footpath that joins Cheddon Road, runs along the western boundary. Pyrland Farm and agricultural land lie to the immediate east of the site. The land adjoining the northern boundary (which falls within the planning application site) will be retained by the seller as agricultural land. The subject land is gently sloping with hedgerow field boundaries.

The proposed entrance to the development is approximately half a mile to the popular Cheddon Fitzpaine Church School to the north-east of the site (Ofsted Report: Good (March 2024)) and within a third of a mile of King's College Prep School to the west. Wellsprings Leisure Centre is in close proximity to the south-west.



Legend:

Sale Boundary (5.4ha)

Retained Agricultural Land (2.9ha)

Site Plan: Not To Scale

PLANNING

The southernmost part of the site was allocated in the Taunton Deane Site Allocations Development Management Plan (SADMP) for around 45 dwellings under Policy TAU3. This part of the site falls within the Taunton CIL rate area (see CIL section below).

On 2nd March 2026, the Planning Inspectorate allowed appeal ref: APP/E3335/W/25/3374315 and planning permission was granted for outline planning application with all matters reserved, except for means of access, for the erection of up to 112 dwellings with public open space, landscaping, SuDS and vehicular access off Cheddon Road. The planning permission is subject to 30no.conditions.

Gladman Developments Ltd submitted an appeal for the non-determination of application ref 08/19/0035 in October 2025.

During the course of the planning application process, the number of dwellings was reduced, initially from 180no. to 150no. and subsequently down to a maximum of 112no. The red line application boundary was not amended, which explains why the latest version of the Development Framework Plan shows 'Retained Agricultural Land' to the north of the landscaping buffer to the proposed development.

Following submission of the appeal, Somerset Council considered the application at the 16th December 2025 Planning Committee. The Report to Committee confirmed that "officers would have recommended that planning permission should have been granted, subject to suitable planning conditions and obligations under a S106 Agreement." The minutes of the meeting confirmed that if the Committee had been in a position to determine the application, it would have resolved to approve the application, subject to various planning obligations.

PLANNING OBLIGATIONS

A Section 106 agreement between Somerset Council, the landowner and Gladman Developments Ltd was completed on 19th December 2025. The agreement secures the following obligations:

Affordable Housing

- 25% of total dwellings
- Tenure mix – 60% social rent / 40% shared ownership
- 10% of affordable units to be disabled adapted
- 50% of affordable units to be completed and transferred before 50% of OM units occupied. All affordable units to be completed and transferred before 65% of OM units occupied.



Public Open Space

To comprise a minimum 20 sq m per dwelling with two or more bedrooms to include the formal and informal public open space, the LEAP (no less than 400 sq m) and the NEAP (no less than 1000 sq m).

SUDS - to be designed to achieve a reduction in surface water phosphorous load arising from the development to 0.73kg per year for the lifetime of the development.

Highways Works

As detailed on the "The Highways Works Plan" titled "Junction layout with footway along frontage" (dwg ref: 4765-55-03A), to include:

- Provision of vehicular access from Cheddon Road with associated works and visibility splays.
- Provision of pedestrian crossing points, footways and works to layby.
- All other ancillary works associated with the above including kerbing, lining, marking, drainage, signage and surfacing works.

Financial Contributions

Monitoring fee - £5,770 payable before commencement

Sustainable Transport - £244,892 payable before commencement

Healthcare - £50,028 payable before any occupation

Education (50% payable at 35% occupation ; 50% payable at 75% occupation)

- Early Years - £2,618.81 x 112 = £293,307
- Primary - £6,476.18 x 112 = £725,332
- Secondary - £4711.15 x 112 = £527,649
- SEND - £521.53 x 112 = £58,411
- **Total Education = £1,604,699**

Travel Plan

- Travel Plan Fee - £3,000 (payable before commencement)
- Green Travel Vouchers - £100 per dwelling for 1-bed dwellings ; £150 per dwelling for 2-bed dwellings ; £200 per dwelling for 3-bed dwellings ; £250 per dwelling for 4+-bed dwellings.
- Safeguard Measures Sum - £22,000 (payable before commencement)
- Management Budget - £1500 per annum
- Travel plan coordinator

PROPOSED DEVELOPMENT

The proposed residential development area is 7.78 acres (3.15 ha), of which the one-storey zone along the northern edge is 1.63 acres (0.66 ha). The latest version of the Development Framework Plan is shown opposite.

PHOSPHATE MITIGATION

The pre-2030 phosphate load of the proposed scheme is 7.47 kg / yr. This represents the net mitigation requirement taking into account the required on-site SUDS, the specification of which will achieve a reduction in surface water phosphorous load to 0.73kg per year.

The buyer will be liable for purchasing the necessary P-credits to mitigate the residual phosphate loading and the Data Room includes quotes for such credits from two companies.

CIL

The Taunton Deane CIL Charging Schedule 2014 set levy rates of £70 per sq m for residential development in Taunton (including urban extensions) and £125 per sq m for residential development outside the settlement limit.

As stated in the Planning section, the southernmost part of the site was allocated in the SADMP under Policy TAU3 and therefore falls within the Taunton zone. The balance of the site falls outside the settlement limit and as such, the higher rate will apply.

The levy rates set in 2014 have been subject to annual indexation and the respective CIL rates in 2026 are £119.15 per sq m and £212.76 per sq m, respectively.

Interested parties are requested to take the respective CIL rates into account when preparing their scheme layouts as a greater proportion of open market units in the allocated area will minimise the overall CIL liability.

The LPA's CIL instalments policy enables this liability to be paid as follows:

- 25% payable within 90 days of the commencement date
- 25% payable within 405 days of the commencement date
- 50% payable within 720 days of the commencement date

Interested parties are requested to make their own enquiries with Somerset Council.





View of site to north-west

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TENURE AND TITLE

The seller owns the freehold interest of the site with title absolute and all the land is registered.

The site comprises part of title number ST267663, part of title number ST266362 and the whole of title number ST94750.

OFFERS AND METHOD OF SALE

Offers are invited for the freehold interest of the whole site on an unconditional basis.

The closing date for submission of offers will be confirmed in the Bid Submission Document, which forms part of the Data Room.

LOCAL AUTHORITY

Somerset Council, Brympton Way, Yeovil, BA20 2HT
Email: planningsouth@somerset.gov.uk
Tel: 0300 123 2224

VIEWING

The site can be viewed at various vantage points along Cheddon Road to the south, Cats Lane public footpath to the west and from the unclassified lane off Lyngford Road from the north-east. Access to the land can be arranged, strictly by appointment with sole selling agent, Savills.

VAT

The land has been opted to tax and therefore, VAT will be payable on the sale price at the rate prevailing at the time.

FURTHER INFORMATION

Access to the Data Room is available upon request.

CONTACT

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