



Lyndon Brett Partnership

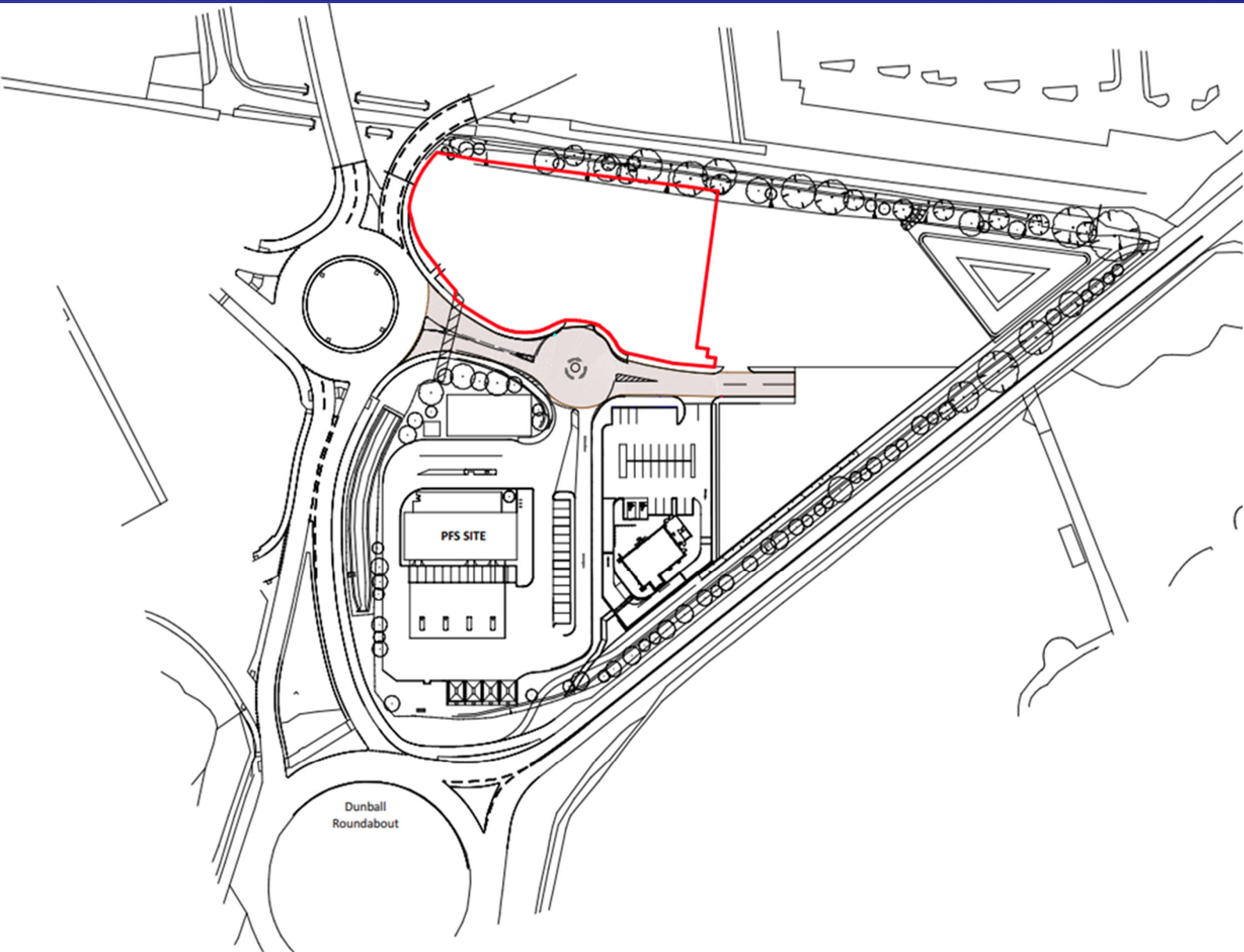
Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

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**FOR SALE**

## Land North of Dunball Roundabout

Plot 4 - 0.97 Acre Site for Sale  
Dunball, Bridgwater TA6 4BQ  
Price on Application



The Association of Valuers  
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963



## SITE

Plot 4 is now available for sale, offering significant commercial development potential for employment land use.

Strategically located on the outskirts of Bridgwater, immediately off Junction 23 of the M5 motorway, the site benefits from excellent transport connectivity. It is situated adjacent to the newly constructed MFG Petrol Filling Station and Costa Coffee Drive Thru, forming part of an emerging commercial hub.

Positioned to the north of the Dunball Roundabout and opposite the HPC Park and Ride and freight consolidation facility, the site is ideally suited to a range of commercial occupiers.

The Dunball Roundabout is currently undergoing an infrastructure upgrade, led by the Local Planning Authority, further enhancing accessibility and appeal for future development.

The site extends to approximately 0.97 acres and is outlined in red on the site plan overleaf.

## SERVICES

No detailed service enquiries have been made although main services are believed to be readily available, within the immediate vicinity.

Prospective Purchasers are required to make their own enquiries regarding the availability and capacity of services.

## TENURE

Plot 4 forms part of Land Registry Title ST144569 and is being sold on a Freehold basis.

## METHOD OF SALE

Plot 4 is being offered for sale by private treaty, taken as seen with vacant possession to be given on completion.

## PRICE

Price on application.

Offers are invited on an unconditional basis or on a conditional basis (conditional on the grant of Planning Permission), dependent on status and proposition.

Our client's preference is for an unconditional sale.

## VAT

VAT will be payable on the purchase price.

All parties should make their own enquiries to HMRC.

## SERVICE CHARGE

There is an Estate service charge which encompasses the whole site and deals with the shared access and facilities - including the onsite sewage treatment plant. The Purchaser will be required to reimburse charges which fall due.

## LEGAL COSTS

Each party is responsible for their own respective legal costs.

## OVERAGE

No overage provision will be implemented on the basis the land being sold is a Brownfield site for commercial development, subject to Planning Permission.

## RIGHTS OF WAY, WAY LEAVES & EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

The site will be subject to a right of way over the main entrance and estate road.

## PLANNING

The prospective Purchaser should make their own enquiries to the Planning department regarding their proposals and intended use.

## IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.



## LOCATION

Bridgwater is an industrial market town, within the Sedgemoor District with a population of approx. 41,000 people.

Bridgwater has seen large amounts of expansion in the town, including the major developments to the north of the town on Bristol Road, including The Express Park as well as vast developments of residential housing, in and around the town.

Further developments at J23 are taking place as well as Bridgwater Gateway at J24 of the M5 Motorway, with new Industrial Units already built and more in the process of development.

Bridgwater is 11 miles north-east of Taunton, 11 miles of south of Burnham-On-Sea and 30 miles south-west of Bristol