



FOR SALE / TO LET

Land off Station Road

Dunball, Bridgwater, Somerset, TA6 4TL

Land with development potential (subject to planning) with frontage along Bristol Road



Location

The land is located in Dunball, to the north of Bridgwater and a popular location just off J23 of the M5 motorway with access from the Dunball roundabout which has seen extensive new development in recent times with a park and ride facility serving EDF's Hinkley Point C project, a petrol filling station with Budgens and Greggs plus further schemes including Starbucks, McDonalds and KFC,



M5



0.5 miles north

**Railway
station**



Bridgwater



3 miles

Bristol



30 mile

The Site

- The land comprises an undeveloped plot of land which is suitable for a number of uses, subject to the necessary statutory consents.
- Prominent site with roadside frontage onto Bristol Road.
- Site currently overgrown with vegetation and requiring clearance.



Plan for guidance purposes only
and is not to be relied upon.



Planning | Terms

Planning

We are verbally advised that the land is not currently allocated in the Adopted Local Plan for Sedgemoor (2011 to 2032) but any occupier should make their own enquiries to the Planning Department of Somerset Council.

www.somerset.gov.uk

Lease/Tenure/Terms

The property is available on a freehold basis. Alternatively, a new lease is available to terms to be agreed.

Rent/Purchase Price

Upon application.

Legal Costs

Each party is to be responsible for their own legal costs.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Creech Castle Business Centre
Bathpool
Taunton
Somerset TA1 2DX

www.alderking.com

AK Ref: AM/100856
Date: 2024
Subject to Contract



Andrew Maynard

01823 444879

07831 154080

amaynard@alderking.com

Important Notice

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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



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