

MELFORT

STRATEGIC LAND



Land at Chelston, Wellington, Somerset, TA21 9HS

5.86 hectares (14.5 acres)

The application site covers an area of approximately 5.86 hectares (14.5 acres) and comprises of 3 enclosed fields. Access is via an established agricultural gateway off the A38. The area is predominately comprising of a wide range of established retail, roadside, commercial, offices and residential dwellings.

T : 01749 467009 M : 07876 197522 E : info@melfortstrategicland.co.uk

www.melfortstrategicland.co.uk

Melfort Strategic Land Limited Redland House 157 Redland Road Redland Bristol BS6 6YE

Location - Located on the Eastern fringe of Wellington with access to Wellington town centre 1 mile, Taunton 5 miles and 1.5 miles to Junction 26 of the M5 Motorway.

Tenure - The site is available Freehold.

Opportunity - Available Subject to Planning.

In any offer, please state your terms to include

- Length and type of agreement
- Premiums to land owner
- Minimum price
- Any costs caps and deductibles
- Confirmation to pay/contribute to landowners' professional fees

Planning History. We are not aware that the site has any relevant planning history or any recent representations made to the local authority. Purchasers should make their own enquiries.

The area to the West of the site has seen a wide range of recent developments along with more recent successful planning permissions granted for a number of uses. It is our opinion that the site is suitable further development with possible uses to include

- Road side retail
- Industrial
- Warehousing
- Distribution
- Company HQ
- Hotel
- Care
- Leisure

Viewing. Contact us to arrange a site inspection.

Contact. Jeremy Pym T. 01749 467009 M. 07968772751

IMPORTANT NOTICE. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey on the property.

