

Development Land @, Chapel Road, Fordgate, North Petherton, Somerset, TA7 0AR

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Land Adj. to Chapel Road, Fordgate, North Petherton, Somerset TA7 0AR

What3words/shirt.record.spring

Lot Number TBC

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 Noon ***

The Live Online Auction is on Wednesday 10th December 2025 @ 12:00 Noon

Registration Deadline is on Friday 5th December 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.

Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A 0.52 Acre Freehold parcel of development land located within the pretty Somerset hamlet of Fordgate with vehicular access from Chapel Road.

Sold with vacant possession.

Tenure - Freehold

THE OPPORTUNITY

DEVELOPMENT SITE | PLANNING GRANTED

Planning has been granted (37/24/00079) for the demolition of the existing sheds and the erection of 2 x semi-detached 3 bedroom houses.

GDV of £750,000 +++

Within the planning consent, the planning conditions dictate that the houses are to be built as Custom Build or Self Build plots.

The curtilage of the proposed units sits within an area 0.17 acres approximately.

The land for sale is approx 0.52 acres in total.

FURTHER DEVELOPMENT POTENTIAL

Within the rest of the plot (circa 0.35 acres), there is potential for further development, subject to planning.

PROPOSED SCHEDULE OF DEVELOPMENT

UNIT 1 | SEMI DETACHED | 1012 sqft / 94 sqm

Ground Floor - Entrance Hall | Open Plan Kitchen / Diner | Living Room | Cloakroom

First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom
Outside - Ample Parking | Bicycle & Bin Storage | Garden

UNIT 2 | SEMI DETACHED | 1012 sqft / 94 sqm

Ground Floor - Entrance Hall | Open Plan Kitchen / Diner | Living Room | Cloakroom

First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom
Outside - Ample Parking | Bicycle & Bin Storage | Garden

PROPOSED GDV SCHEDULE

UNIT 1 | SEMI DETACHED | 1012 sqft / 94 sqm | Estimated Value = £375,000

UNIT 2 | SEMI DETACHED | 1012 sqft / 94 sqm | Estimated Value = £375,000

Estimated Total GDV of £750,000

PLANNING GRANTED | 2 DWELLINGS

Type: Full Planning Permission

Reference: 37/24/00079

Planning Authority: Somerset Council - Sedgemoor (North)

Location: Land Adjacent To, Chapel Road, Fordgate, Bridgwater, Somerset, TA7 0AR

Proposal: Erection of 2no. dwellings, on site of existing agricultural buildings (to be demolished).

Registered Date: 27/08/2024

Decision: Granted Permission

Decision Date: 17/10/2025

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

LOCATION

The land is situated amongst rural surroundings on the edge of the hamlet of Fordgate which lies some 5 miles south of the market town of Bridgwater. Local facilities include a church, Inn and village hall in the adjacent village of Moorland with Bridgwater and Taunton canal also being a 5 minute walk away. The M5 motorway Junction 24 is within 3 miles, thus facilitating communication north to Bristol and south to the county town of Taunton. Local facilities are also available at the small town of North Petherton and Bridgwater, both within 2 miles. There are several noted public schools in Taunton, along with a mainline rail link to London, Paddington and international airports can be found in Bristol and Exeter, both within an hours drive.

SOLICITORS & COMPLETION

Harvey West

Berry Redmon Gordon & Penney

Tel: 01934 513 963

Email: harvey.west@brgplaw.co.uk

<https://www.brgplaw.co.uk/>

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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