



**Land at The Grange  
Cannington  
Bridgwater  
Somerset  
TA5 2LD**

**Level paddock of 6.36 acres  
with access from the A39.**

**6.36 Acres.**

- **Potential for residential development, subject to gaining the necessary consents.**
- **Consideration would be given to an offer which is subject to planning.**
- **Located on the edge of Cannington ½ mile from the centre of the village and facilities.**

## LOCATION

The site is located just off New Road being the A39 which gives further access into West Somerset. The land is located on the edge of the village of Cannington and is within walking distance of village and facilities.

Cannington provides a shop, church, village hall, primary school, The Friendly Spirit Inn, The Kings Head and The Rose & Crown and is home to Bridgwater and Taunton (Agricultural) College. The land is level and has the potential for residential development as a new estate. Cannington has seen new residential development schemes recently, fuelled by the development of Hinkley Power Station.

Cannington is situated at the foot of the Quantock Hills with the West Somerset Coastline being within 4 miles. Exmoor National Park is close by within 12 miles. The village is approximately 2 miles from the town of Bridgwater which offers a further range of amenities and facilities including supermarkets, shops, a library, secondary school, sport centre, cinema, community hospital, college and theatre. It also has a mainline railway station. Bridgwater is linked to the M5 motorway at J23 (Dunball) as well as J24 (Huntsworth).

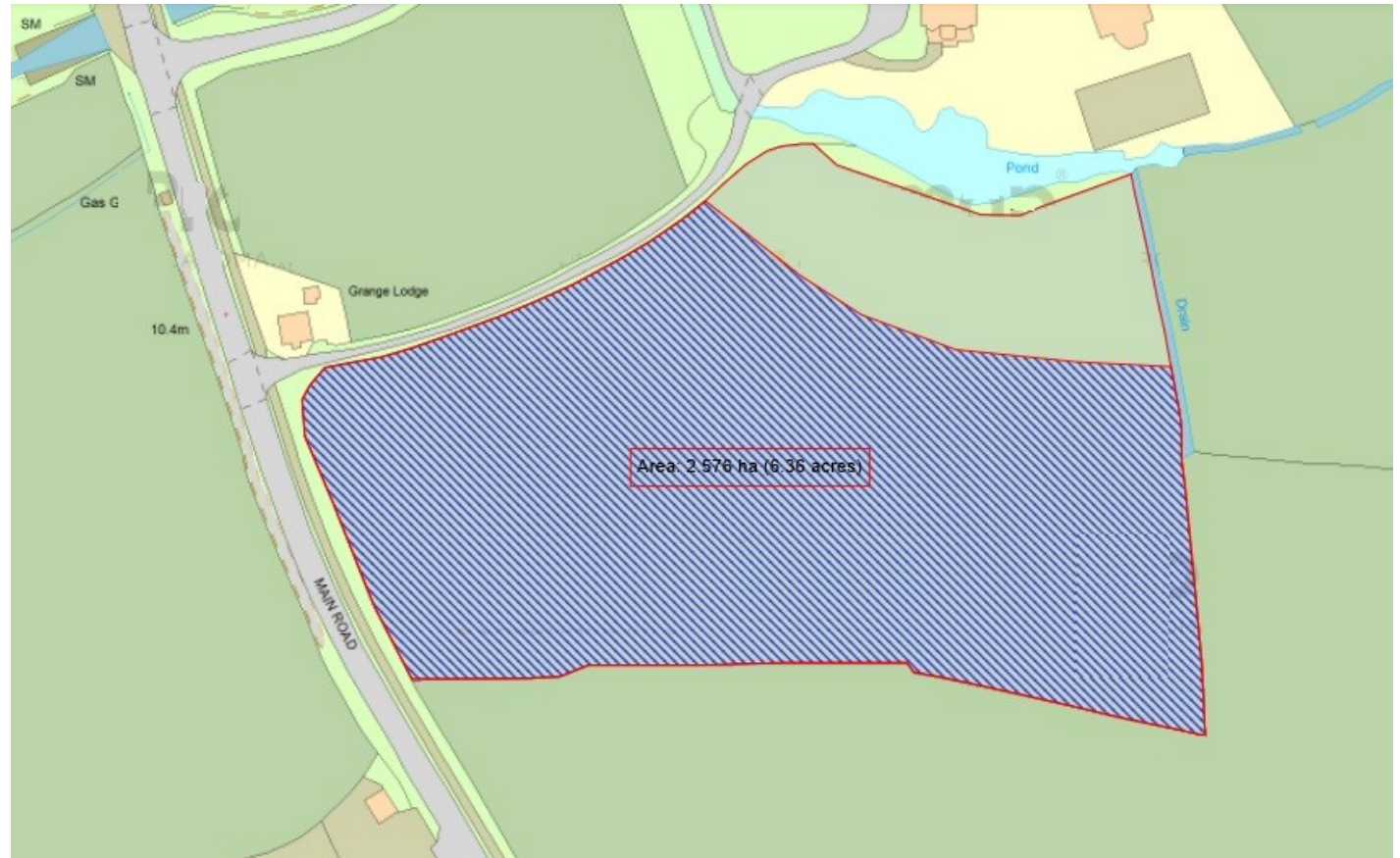
## ACCOMMODATION

The site extends to approximately 3.36 acres.

## LOCAL AUTHORITY

Somerset County Council  
County Hall  
The Crescent  
Taunton  
Somerset  
TA1 4DY

Tel: 0300 304 8000



## VIEWING

All viewings should be made through the sole agent, Carter Jonas

T: 01823 428 858

M: 07968 216 596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

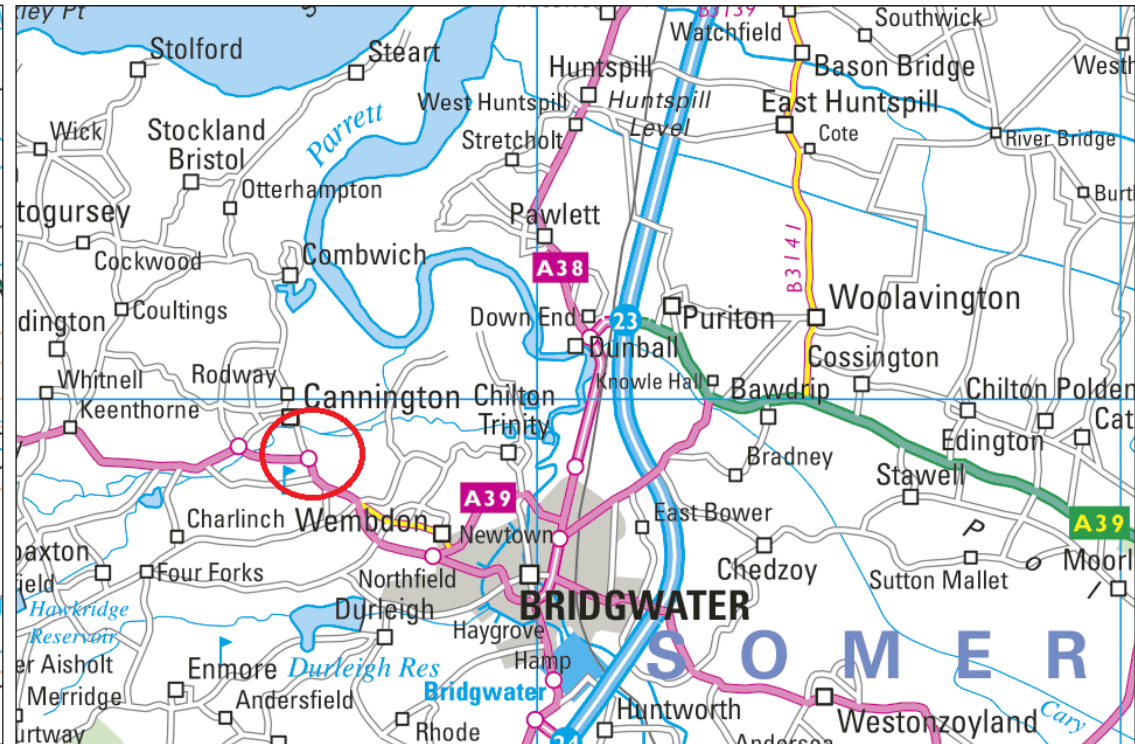
## METHOD OF SALE

Private treaty.

## TENURE

The freehold interest in the land is for sale at a guide price of £1.75 million and consideration would be given to an offer which is subject to gaining planning permission for residential development.

**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

M: 07968 216 596 | T: 01823 428 858

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

Quad 4000, Blackbrook Park Ave, Taunton, Somerset, TA1 2PX

## IMPORTANT INFORMATION

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