
DEVELOPMENT LAND AT BRENT KNOLL, SOMERSET

6.2 ACRES OF DEVELOPMENT LAND LOT 2 · FOR SALE FREEHOLD

"A rare opportunity to acquire a substantial parcel of level greenfield land in a highly connected location on the A38, easy access to Junction 22 of the M5."

Offers Invited · Guide Price from £40,000 per plot · Freehold with Vacant Possession



THE SITE – LOT 2

A substantial parcel of land in a highly connected corridor

A rare opportunity to acquire a substantial parcel of development land off the A38 at Harp Road, Brent Knoll, Somerset.

Extending to approximately 6.2 acres of level greenfield land suitable for residential development, subject to obtaining the necessary planning consents.

Located Behind the Fox & Goose Inn and petrol filling station with convenience store.



Scale

6.2 acres in a single, level, unencumbered parcel of land, 4.64 of which is developable and suitable for 16-18 houses per acre, 74 in total.



Location

In a rural location off Harp road, behind the Fox and Goose Inn and next to Sanders Garden Centre in a charming rural setting with pedestrian pavement to local convenience store and pub



Links

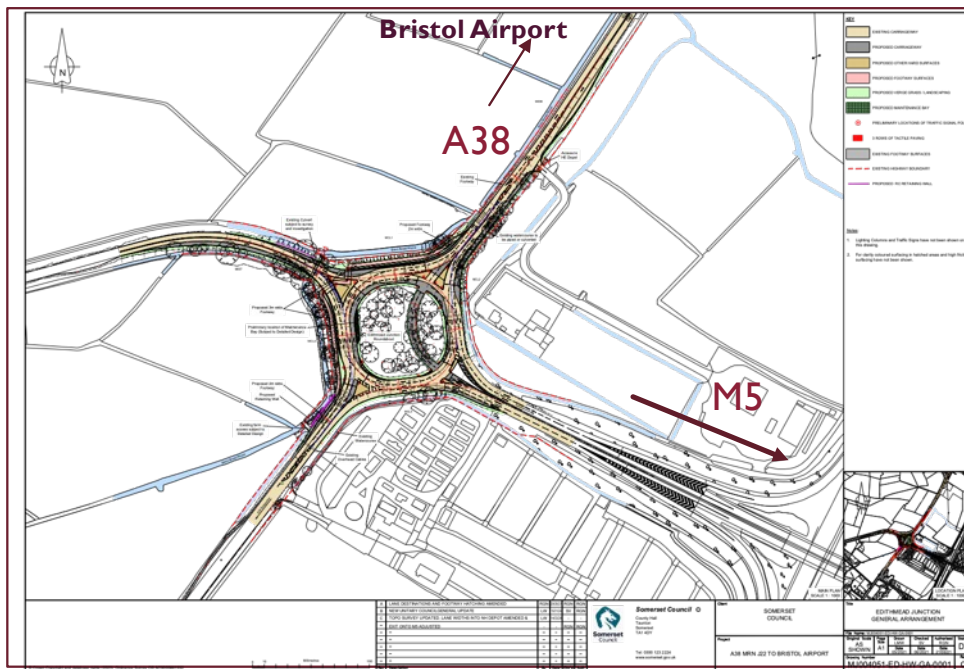
The site is close to Junction 22 of the M5 and off the A38 strategic link to Bristol Airport



Opportunity

To purchase part or all of Lot 1, comprising of 15.11 acres

NATIONAL AND LOCAL CONNECTIVITY



- Junction 22 of the M5 — distance to slip road is 457.2 metres
- A38 Edithmead roundabout improvements linking M5 J22 slip road to A38 scheduled for Autumn 2026
 - Further enhancing access and linking commuter corridor locally and nationally.
- A38 — key relief route and strategic link between M5 and Bristol Airport
- Brent Knoll village — This rural village has established amenities within walking distance of the site to include school, church, community shop, petrol station with convenience store, 2 public houses and hotel

VILLAGE LIFE – RURAL SETTING – COMMUTABLE – GOOD LOCAL AMENITIES



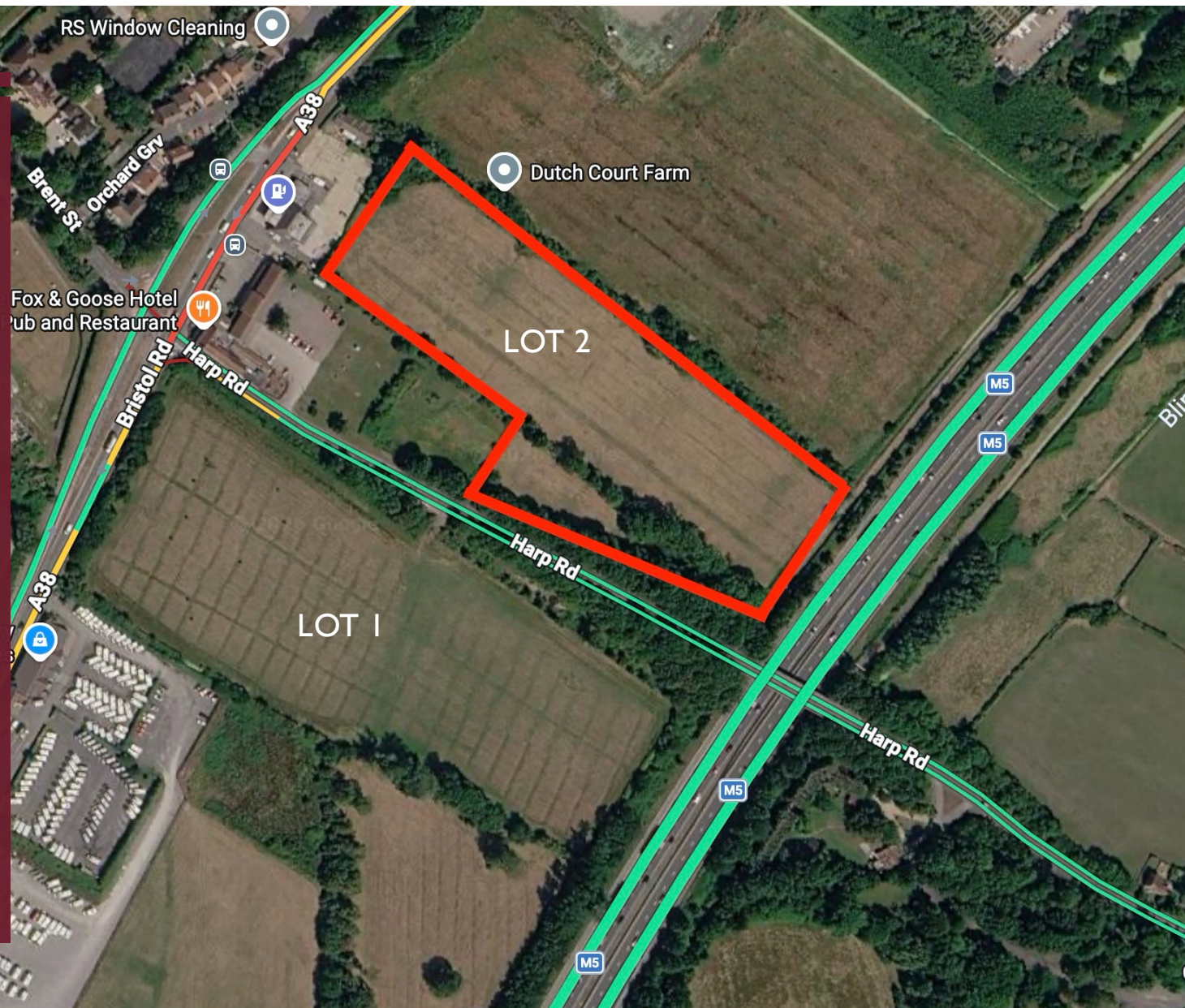
LOCATION AND CONNECTIVITY PLAN

Local connectivity

- Bristol – 30 miles (via M5)
- Bristol Airport – 17 miles (via A38)
- Taunton – 20 miles (via M5)
- Burnham On Sea (holiday destination) – 2.5 miles (via B3140)
- Highbridge – 2.1 miles (A38)

National Connectivity

- Birmingham – 120 miles (via M5)
- London – 151 miles (via M5 and M4)
- Exeter – 50.2 miles (via M5)
- Plymouth – 92.6 miles (via M5 and A38)
- Lands End – 171 miles (via M5 and A30)



PLOT 2 - POTENTIAL USES OF DEVELOPMENT LAND

Housing-led options in an established village setting subject to planning

R

Residential

Potential for residential development, subject to planning. The site sits adjacent to the traditional rural village of Brent Knoll with local amenities on the doorstep, including school, village community shop, The Red Cow public house, the Fox & Goose Pub, Restaurant and Hotel, petrol filling station and convenience store with excellent walks across the beautiful Somerset Levels, Iron Age hillfort and beaches at Burnham on Sea, Berrow, Brean and Weston Super Mare

M

Retirement / Modular

Burnham on Sea and Highbridge is a retirement area with a population of approximately 35% Over 55's. Demand is high for modular retirement housing, similar to comparable other local schemes, which are oversubscribed — offering a faster route to delivery and a defined market in an area with strong demand for later-living accommodation.

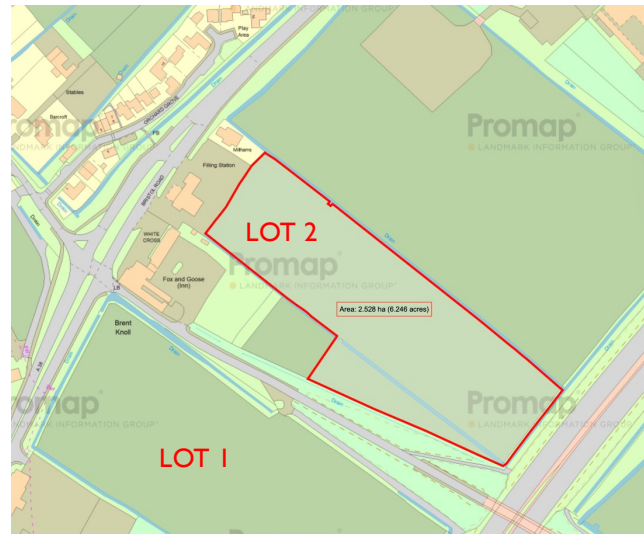
H

Holiday Park

Located in the heart of Somerset with easy access to well known tourist destinations and beaches at Burnham on Sea, Berrow and Weston Super Mare, not forgetting amazing walks at Cheddar Gorge, Wookey Hole, Brean Down National Park and Apex Park where the River Brue joins the sea. The site provides an excellent destination for a holiday park, easily accessible to all parts of the country. Burnham on Sea and Berrow enjoy 58,000 visitors per week during the holiday season and holiday accommodation is always hard to find.

This site delivers maximum flexibility of uses singularly or collectively

SITE PLAN LOT 2

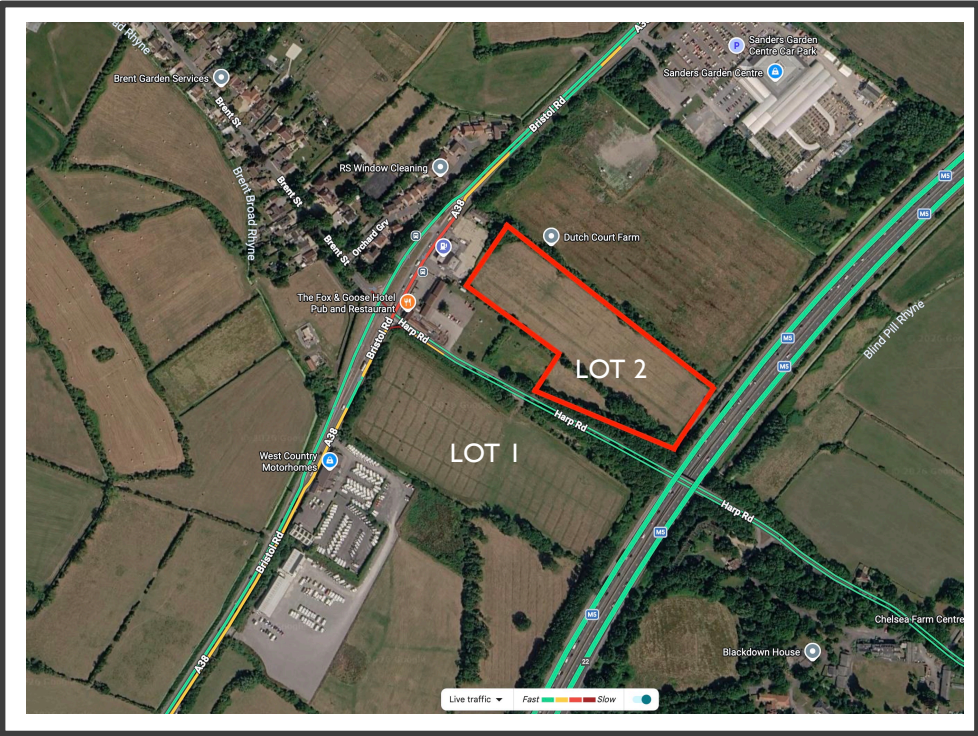


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- **Area: 6.2 acres, 4.64 acres developable**

- Indicative site boundary shown edged red – for identification purposes only.
- Adjoining land LOT 1 of approximately 15.11 acres is available by separate negotiation.

PLANNING AND LOCATION



■ Current position

- The site is greenfield land which is close to the settlement boundary, behind Fox and Goose Hotel, Petrol Filling Station with Convenience Store and next to Sanders Garden Centre.

- **Route to certainty**

- All planning enquiries by Property Link Consultants– No planning applications have been submitted due to it's suitability for multiple uses. Property Link can arrange a PPA and Pre- App with Somerset Council for interested parties .

■ Considerations For Planning Submission

- Flood risk and drainage · Biodiversity Net Gain (BNG) · Coastal & Floodplain Grazing Marsh (CFMG) · Highways and infrastructure contributions.

METHOD OF SALE & TENURE

Freehold, vacant possession, offers invited

Tenure	Freehold
Possession	Vacant possession on completion
Price LOT 2	Approximately 6.2 acres (4.64 developable). Offers invited over £40,000 per plot, estimated number of plots 74
Adjoining land LOT 1	Offers invited — price guide from £200,000 per developable acre
The Site/s	Can be sold as one or in lots
Viewings	Strictly by appointment with the sole selling agents

**Larger
holding**

21.3 acres

combined, if the adjoining 6.2 acres is acquired alongside the main site.

NEXT STEPS

Viewing is strictly by appointment with the sole selling agents.

1

Register interest

Contact the sole selling agents to receive further information

2

Inspect the site

Accompanied viewings arranged by appointment

3

Submit an offer

Offers invited; guide price available on application

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These particulars are provided as a general guide only and do not constitute, nor form part of, an offer or contract. All areas, measurements and descriptions are approximate. Interested parties must satisfy themselves as to their accuracy and should make their own enquiries regarding planning, services and all other matters. All uses are subject to obtaining the necessary planning consents.

DISCLAIMER

Whilst these particulars have been prepared with due care for the convenience of interested parties/purchasers, the information provided is intended as a preliminary guide only. Therefore, nothing contained herein shall constitute or form part of any contract. All areas and sizes are believed to be accurate to within a small margin, although these are given as an approximate guide only. The images shown are for illustrative purposes only and do not form part of any legally binding agreement. All uses are subject to obtaining the necessary planning consents.

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