

DEVELOPMENT LAND AT BRENT KNOLL, SOMERSET

15.11 ACRES (6.116 HA) OF DEVELOPMENT LAND FRONTING THE A38 · 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 £200,000 per developable acre · Freehold with Vacant Possession



THE OPPORTUNITY

A substantial, versatile parcel in a highly connected corridor

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

Extending to approximately 15.11 acres (6.116 hectares) of level greenfield land, the site offers genuine versatility for a range of uses, subject to obtaining the necessary planning consents.

Adjacent to the Fox & Goose Inn and petrol filling station with convenience store.



Scale

15.11 acres in a single, level, unencumbered parcel



Frontage

Prominent roadside presence on a **27,137**-vehicle-a-day route



Access

Junction 22 of the M5 and the strategic link to Bristol Airport



Flexibility

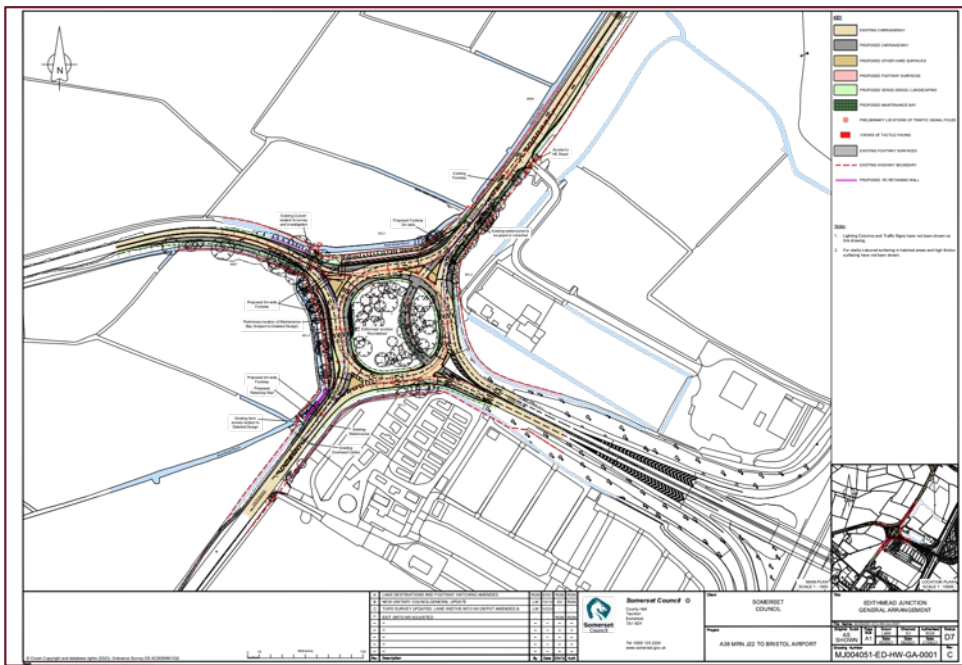
Multiple credible uses, subject to planning consent

THE SITE



- **Size: 15.11 acres (6.116 hectares)**
 - Level greenfield land, offered freehold with vacant possession
- **Frontage – 244.54m : prominent roadside frontage to the A38 at Brent Knoll**
 - **Traffic flow: 27,137 vehicles per day** (2025 average)
- **Adjoining land Lot 2: approximately 6.2 acres available by separate negotiation — a combined holding of circa 21.3 acres**
- **Amenities: adjacent to the Fox & Goose Inn, the village petrol filling station, convenience shop and garden centre**

LOCATION



- **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 to the site
- **A38 — key relief route and strategic link between M5 and Bristol Airport**
 - Well-connected corridor for regional logistics, distribution and travel
- **Brent Knoll village — established amenities within the village and close to the site, includes school, community shop, 2 public houses and hotel**

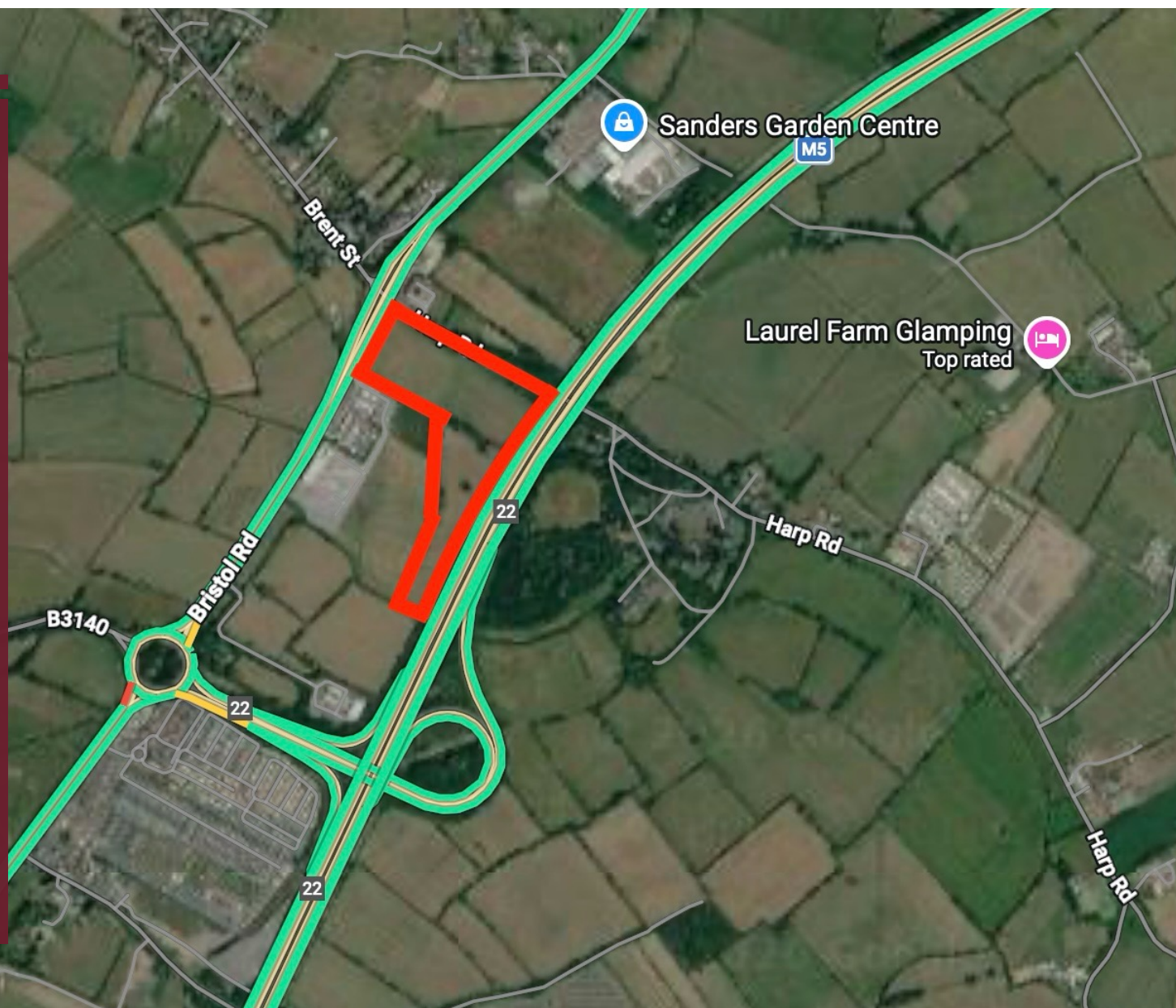
LOCATION AND CONNECTIVITY PLAN

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)



THE OPPORTUNITY — POTENTIAL USES

The scale and position of the site lend it to a number of potential uses, subject to the appropriate planning consents.



All uses are indicative only and subject to obtaining the necessary planning consents



Commercial & Distribution (Class B8)

Roadside location, close to J22 of the M5 and the link to Bristol Airport



Modular / Retirement Homes

In the style of comparable schemes delivered locally



Workforce Accommodation

Temporary or permanent, easily repurposed later



Residential

Potential for residential development, subject to planning



Holiday Accommodation

58,000 visitors a week in season; accommodation is hard to find

COMMERCIAL & DISTRIBUTION (CLASS B8)

The strongest strategic fit for the site's position

The roadside location, proximity to Junction 22 of the M5 and the strategic link to Bristol Airport make the site well suited to distribution, logistics and regional hub operators seeking efficient, time-sensitive supply-chain access without urban congestion.

- 15.11 acres of level land — efficient plot coverage
- Direct A38 frontage for HGV access and visibility
- Motorway network reached without town-centre routing
- Improved A38 roundabout scheduled for Autumn 2026

Why operators look here

27,137

vehicles per day on the A38 (2025)

Passing trade, workforce access and a supply-chain route into the South West and Bristol.

RESIDENTIAL, MODULAR & RETIREMENT

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.

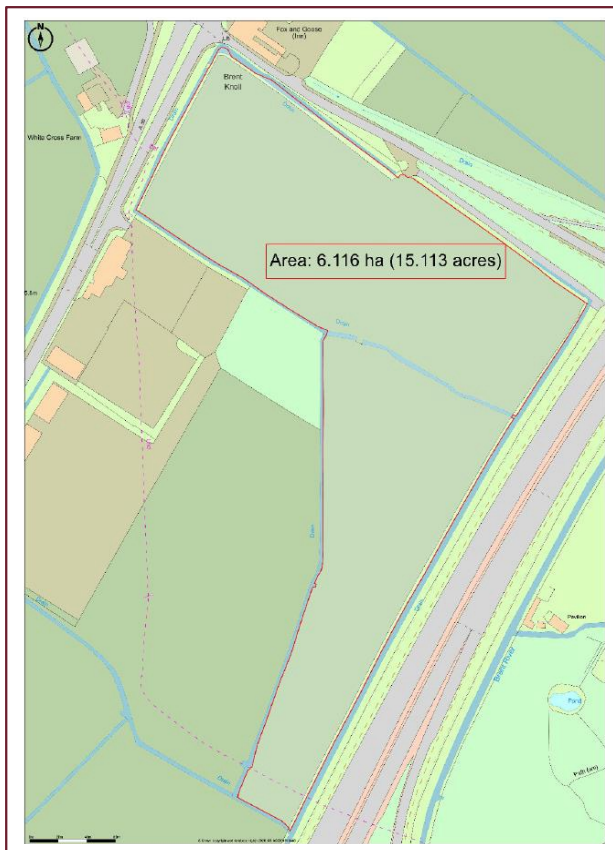
W

Modular Workforce accommodation

An ideal location for temporary or permanent workforce accommodation with easy access to the M5 and suitable for Gravity staff only 9 minutes by car from the site, construction workers for Edithmead roundabout and new Junction 22A of the M5. The modular construction could be easily repurposed for other uses, when construction demand ends.

This site delivers maximum flexibility of uses singly or collectively

SITE PLAN LOT 1

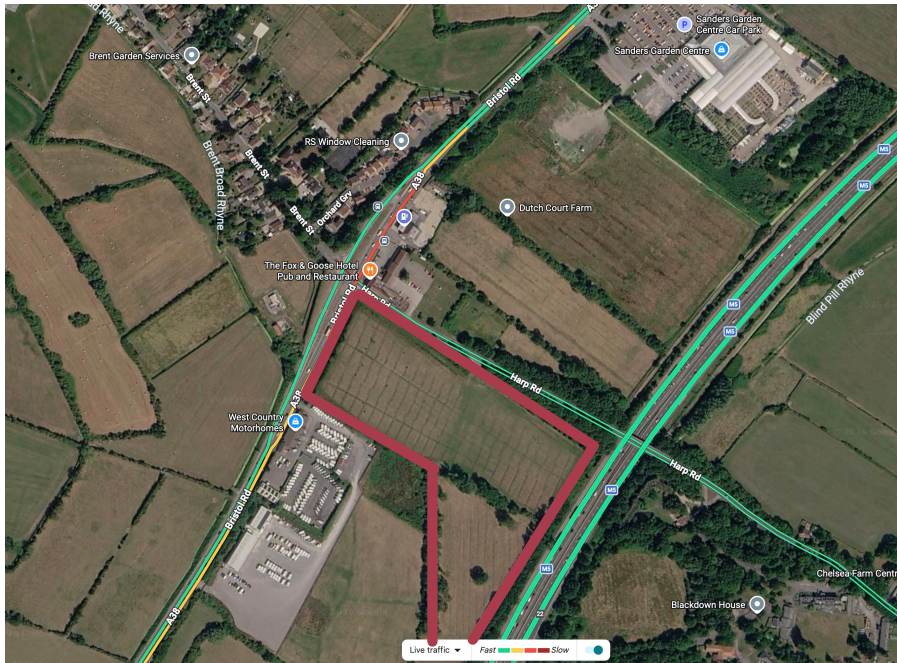


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■ Area: 15.113 acres (6.116 ha)

- Indicative site boundary shown edged red – for identification purposes only.
- Adjoining land LOT 2 of approximately 6.2 acres is available by separate negotiation.

PLANNING AND LOCATION



■ Current position

- The site is greenfield land which forms an infill between West Country Motorhomes and Fox and Goose Hotel, Restaurant and Public House, Service Station with Convenience Store and 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 1	Offers invited — price guide from £200,000 per developable acre
Adjoining land LOT 2 Suitable for residential use	Approximately 6.2 acres available by separate negotiation. Offers over £40,000 per plot
The Site	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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