

An aerial photograph of a large development site. A red outline highlights a specific plot of land in the upper-middle section of the image. The site is surrounded by roads, including a roundabout on the left and a main road on the right. There are several buildings, some under construction, and a large area of cleared land. A river or canal is visible on the right side of the image. The Alder King logo is in the top right corner.

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PROPERTY CONSULTANTS

FOR SALE

Plot 3, Firepool, Off Trenchard Way, Taunton, Somerset, TA1 1PH

Development plot with potential for PBSA or alternative residential uses (STP)



Location

Taunton is an attractive place to live, work and visit due to its pleasant setting, strong educational offering, food communication links and employment opportunities and with a growing population. Taunton offers an enviable lifestyle, where culture, art and community are surrounded by natural landscapes and open public spaces. The town is well-suited for walking and cycling enabling a sustainable and active lifestyle.

The creation of a new nuclear power plant at Hinkley Point C is an £18bn investment in the Somerset economy, whilst the development of a new £4 bn Gigafactory manufacturing sustainable batteries to support the UK's electric vehicle and energy storage sectors by Agratas (JLR) in nearby Bridgwater is expected to be a key component in the UK's green energy transition with production scheduled to start in 2026. Somerset is striving towards a carbon neutral economy.

The site is situated to the northern section of the town's Firepool regeneration scheme, a 17 acre site in the town centre with a masterplan to provide 420 residential units, 110 bed hotel, 7 screen cinema and various restaurants and retail units. The scheme is well placed in the town, within walking distance of retail and leisure facilities and close to Taunton Railway Station with regular services to London (1 hr 45mins), Bristol Temple Meads (34mins) and Exeter St Davids (23 mins).



M5



**Junction 25
2.5 miles east**

**Railway
station**



150m

Bristol



52 miles

Exeter



35 miles

Firepool Masterplan

Northern Section



Development Opportunity

The Site

The site comprises a cleared, brownfield site with development potential, subject to obtaining the required statutory consents for PBSA, or alternative residential led schemes including keyworker and supported living.

The site forms part of the Firepool Regeneration area, with an Adopted Firepool Masterplan (28 March 2023) which can be viewed by following this [link](#).

Within the Masterplan the design principles for the site are as follows:

- Purpose Built Student Accommodation above 4 storeys.
- Vehicular access off Trenchard Way.
- Provision of up to 100 PBSA beds, with indicative massing plans demonstrating 90 bedrooms arranged in 18 clusters (5 ensuite bedrooms and communal areas within each cluster) and a Gross Internal Area of 34,660 ft² (3,220m²).

The gross site area totals 0.63 acres (0.26 hectares).

Works to create the access/road infrastructure (application ref no. [38/21/0464](#)) are well progressed.

Firepool Regeneration

The Firepool regeneration masterplan has to date delivered:

- Completed Digital led Innovation Centre.
- Taunton Railway Station regeneration works completed including a new 400 space multi storey car park.
- Construction work on boulevards through the scheme underway.

The Adopted Masterplan for the site comprises an ambitious missed-use scheme including:

- Circa 430 residential unit with 80 town houses and 350 apartments.
- Up to 120 bedroom hotel.
- Up to 8 screen cinema with additional leisure or retail space.
- Potential for a multi performance venue.
- Retail and commercial space alongside the central boulevard.
- High quality public realm.

Planning | Terms

Planning

The Adopted Masterplan will be a material consideration in the preparation of pre-application advice, assessing subsequent planning applications and any other development management purposes. However, the Adopted Masterplan does not preclude alternative proposals from consideration should interested parties wish to propose these.

All parties should make with own enquiries to the Local Planning Authority at [Somerset Council](#).

Tenure

The property is available on a freehold basis with vacant possession.

Bidding Process

Both Unconditional and Subject to Planning offers / All bases of offer will be invited for the whole site with a bidding date to be confirmed during the marketing period.

All offers must include overage and clawback provisions, with further guidance available on request.

Legal Costs

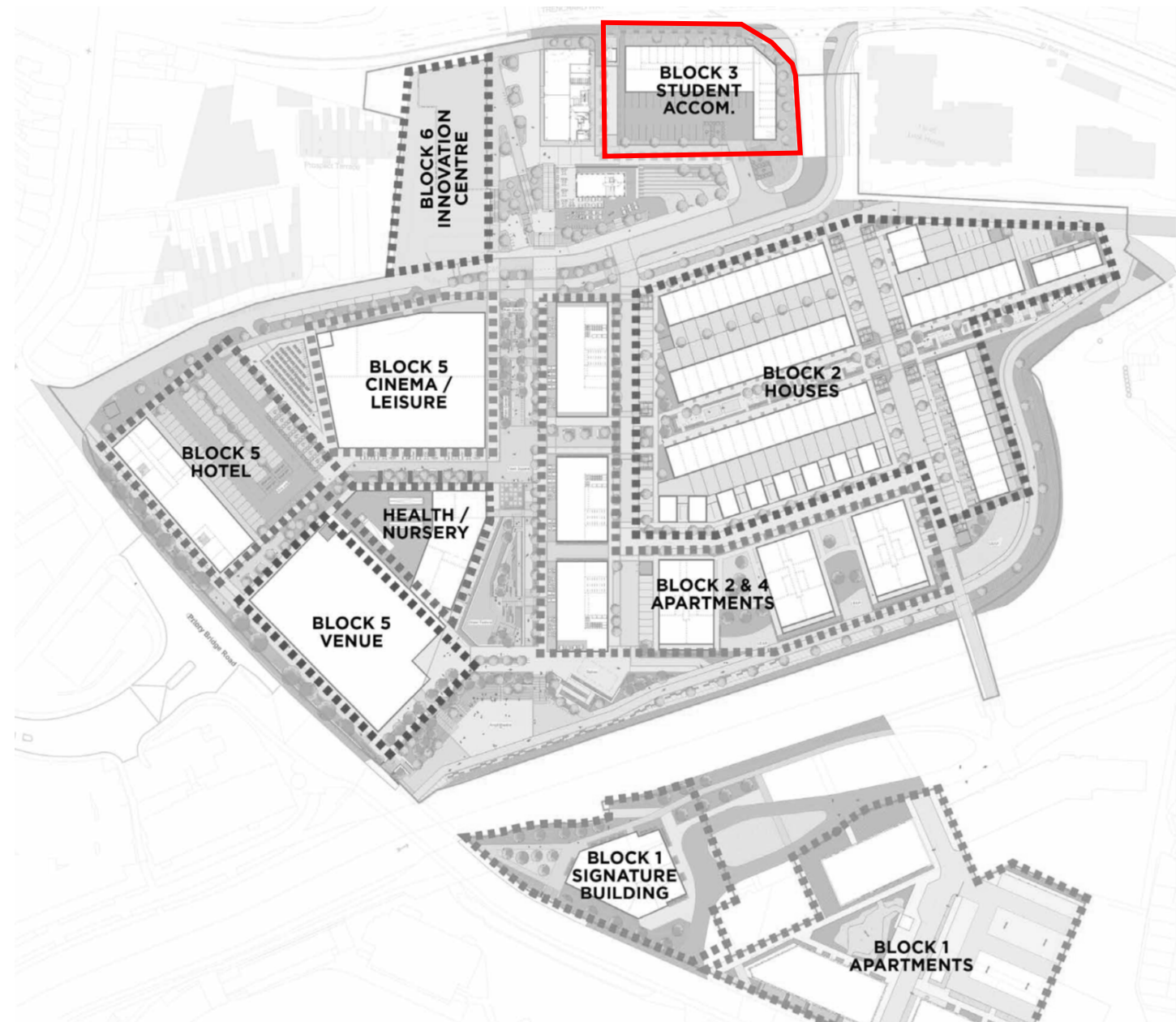
Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

