

STRATEGIC DEVELOPMENT LAND (STP)

Land lying to the west of Bushy Cross Lane, Ruishton, Taunton



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LOCATION

The subject site is situated on the on the eastern fringe of Taunton and just to the south of Ruishton, in the county town of Somerset. Taunton Railway Station, approx. 2 miles from the site, provides good transport links to major cities. Further to this, the Taunton Gateway Park & Ride is located less than a mile from the site.

Ruishton village, with its well-regarded Church of England primary school, lies a short walk away, while Taunton's comprehensive retail, leisure and employment facilities are within a five-minute drive.

what3words/// ///ambushed.bucked.fame

DESCRIPTION

The site presents a largely undeveloped, gently sloping parcel of 4.37 acres (1.77 hectares). The site benefits from immediate proximity to Taunton and the strategic M5 corridor. The site currently comprises pastureland that has become overgrown in recent years. It is understood that there is an existing agricultural access point, although we cannot confirm this.

PLANNING

The subject site is located within the planning jurisdiction of Somerset Council. Somerset Council is progressing the Somerset Local Plan 2045. Following the commencement of this in April 2023, the Council has been evidence gathering up until December 2025, with the intention of undertaking the Regulation 18 consultation on the Draft Plan in April 2026.

Further to this, the site falls under the Neighbourhood plan of Ruishton & Thornfalcon, which was adopted in February 2024. Key policies from this neighbourhood plan must be considered when determining any planning application within the subject area.

Strategic Housing & Employment Land Availability Assessment (SHELAA)

The subject site has previously been assessed within the SHELAA for Somerset West and Taunton and was considered to be a 'Potentially Developable Site'. The site was referred to as the 'Land off Bushy Cross Lane, Ruishton' with a site reference of 'RURAL042'. It was also assessed as part of a wider submission, referred to as 'Land on western edge of Ruishton', with a reference of 'RURAL036'.

5 Year Housing Land Supply

Somerset currently has a pronounced housing shortfall, with its latest Five-Year Housing Land Supply statement (July 2025) confirming only a **2.84-year** supply against the National Planning Policy Framework's five-year requirement.

Constraints

It is understood that part of the site is subject to being a 'Traditional Orchard HAP (England)' under Natural England's Open Data Publication.

LEGAL

The site is registered under the Freehold Titles ST359207 and Title ST87538.

VAT

The site is not currently registered for VAT; however, the landowner retains the right to opt to tax.

TERMS & OFFERS

Offers are invited for conditional contracts, option agreements and promotion agreements. Alternatively, the landowner may consider offers on a freehold (+ uplift) basis.

Parties are invited to submit terms as follows:

- Type of agreement (conditional contract/option/promotion agreement)
- Percentage - discount/share of proceeds
- Premium payment(s) to landowner
- Term (s) of agreement/Longstop
- Any deductible costs and cost caps
- Minimum price
- Planning strategy
- Confirmation of payment of landowner's professional fees (agent & legal)

Offers should be received by Bruton Knowles by Noon on **Wednesday 25th February 2026** via email to Jack Mouldsdale – Jack.mouldsdale@brutonknowles.co.uk

VIEWINGS

Viewings are strictly by prior appointment only with Bruton Knowles.

SUBJECT TO CONTRACT – JANUARY 2026

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Contact:

Jack Mouldsdales BSc (Hons) MRICS

T: 07395 887390

E: jack.mouldsdales@brutonknowles.co.uk

Bryn Evans BSc (Hons)

T: 07708 908248

E: bryn.evans@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park, Quedgeley,
Gloucester, GL2 4NF



This image is for indicative purposes

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