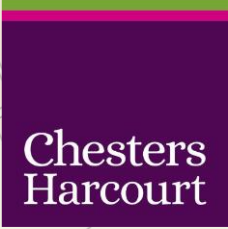




For Sale - Residential Development Site benefitting from detailed planning consent

A well-located residential development site with detailed planning permission for 24 open market 2-bed apartments

Land off Lyde Road, Pen Mill, Yeovil, Somerset, BA21 5AZ



PEN MILL
Illustrative site plan

EXECUTIVE SUMMARY

- Brownfield site extending to 0.86 acres (0.35 ha).
- Extant detailed planning permission for residential development.
- Scheme designed for 24 open market two bed apartments with no affordable housing, BNG, or phosphates requirements.
- Strong connectivity to Yeovil amenities and public open space.

THE SITE

The site is brownfield and broadly level, sloping gently from north to south. The site was formerly occupied by garages, backing onto three lines of Victorian terraces to the east, south, and west. To the north is a continuation of the space between terraces (which benefits from vehicular access over the site). The northern parcel includes mature vegetation and extends up to a hall included within its northern boundary. The gross area totals 0.86 acres (0.35 ha).

Full rights of vehicular access are achievable from the eastern access. There are multiple access points for pedestrian access, and servicing for the scheme can be achieved using the eastern or southern routes onto Victoria or Lyde Road.

THE LOCATION

Yeovil has a population of around 50,000 and is a major employment centre. The site is located on the eastern side of Yeovil and benefits from strong local transport links, making it a highly sustainable location.

Yeovil Pen Mill train station is 0.4 miles (4 minute walk) to the south, which in turn provides connecting trains to London and Exeter. Yeovil Country Park can be accessed within a 5 minute walk, with food retail offerings also in close proximity.

The market town of Sherborne is 5 miles to the east by road (9 minute drive) and the town centre is less than a mile to the west, accessible within a 20 minute walk.



PLANNING

The property has an extant details permission so can be progressed in line with the existing consent or amended/resubmitted to suit the purchasers requirements.

Originally an application for outline planning permission (Ref 04/03599/OUT) was submitted to South Somerset District Council (now Somerset Council) which was refused on 12th May 2005. The decision was successfully appealed with the appeal decision (Ref APP/R3325/A/05/1193782) awarded on 24th July 2006.

The planning consent and all conditions have since been discharged and confirmation of implementation of planning can be provided.

PLANNING CONT.

Application for approval of Reserved Matters was granted under application ref: 09/02146/REM on 16th October 2009.

TECHNICAL PACK

A technical information pack providing details of the site is available by contacting the Agents. This includes:

- Full suite of planning documents
- Legal pack and Title information
- Technical planning documents
- Utilities information
- Ground Investigation (Phase 2)
- Topographic survey

If there is further information which would be helpful to assist you then please do not hesitate to contact the Agent.

METHOD OF SALE

The site is offered for sale by informal tender with vacant possession on completion.

The bid deadline will be fixed in due course, all interested parties must register with the agents to be kept informed. Offers are invited with a preference to be made on an unconditional basis.

If you consider that an alternative approach would result in a materially more attractive offer then please put it forward in addition to an unconditional bid and we will discuss it with the landowner.

TENURE

The seller owns the freehold of the site being offered for sale, being the area as outlined in red on the sale plan (included in the technical pack) and forming part of Land Registry Title No WS49635. Ransom strips will be retained along the northern site boundary.



Illustrative site plan

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

VAT ACT 1994

The Seller has not opted to tax under paragraph 20, Schedule 10. VAT will therefore not be payable on the purchase price.

VIEWING

All viewings to be arranged via the Agent. Neither our clients nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents, or consultants whilst on site.

CONTACT

If you would like to discuss the opportunity in more detail please contact:



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