

“OVEN-READY” DEVELOPMENT SITE FOR 3 DWELLINGS

NORTH CADBURY, BA22 7BX

- Full commenced planning permission for 3 dwellings
- Alternative, Outline Planning Permission for 5 dwellings
- Approximately 0.42 ha (1.05 acres)
- Offers in the region of £750,000

View across the site looking SE

THE SITE – BA22 7BX

An opportunity to acquire an “oven-ready” development site with the benefit of commenced detailed planning permission for 3 open market detached houses, situated on the edge of this attractive South Somerset village. This planning consent is also free from any liability for CIL payment as it was granted prior to the adoption of CIL. One of the proposed dwellings has a gross internal floor area (GIA) of approx. 173sqm (1,862sqft) plus a detached double garage, and the other two houses are approx. 122.5sqm (1,319sqft).

An alternative Outline Planning Permission (Ref.19/02235/OUT) for 5 dwellings, spread out across a larger area of the site has also been approved subsequently. Although this permission was in Outline with all matters reserved, the illustrative site layout plan showed 5 detached houses (2 x three bedroom and 3 x four bedroom) with garages. Some further sketch plans have been drawn illustrating 5 x detached four-bedroom houses with GIA's ranging from 160sqm (1,720sqft) to 172sqm (1,850sqft), but these plans have not been submitted or approved.

The site being sold extends to approximately 0.42 hectares (1.05 acres) as highlighted in red on the OS plan, with an additional area of land to the north extending to circa 0.16 hectares (0.40 acres) highlighted in blue on the OS plan and where the old above ground slurry stores once stood, available by separate negotiation.

SITUATION AND AMENITIES

The sought-after village of North Cadbury is a thriving village set within typically attractive South Somerset rural countryside. It has a village store, primary school, public house and village hall. The village is situated just circa 3 miles to the south of the attractive market town of Castle Cary with its many independent businesses, shops, boutiques and galleries, with amenities such as a health centre, dental practice, library, bank, post office, deli, grocery stores, butcher, newsagent, chemist, pubs, restaurants and a weekly market. Castle Cary also boasts a mainline railway station with connections to London Paddington to the east and Taunton and Exeter to the west. The village is also within close proximity to many well regarded senior schools at Bruton and Sherborne to the south and has the Hazelgrove Prep School just to the west at Sparkford. The village has fantastic transport links with the A303 close by and two mainline (Paddington & Waterloo) railway lines within easy reach, with Yeovil just circa 10 miles to the south west.

SERVICES

There is no mains gas in the area but we are informed that other mains services are nearby including Wessex Internet for fibre broadband. A plan from Wessex Water showing the mains water and sewer positions is included in the planning and technical pack available from the agents. However, all interested parties should make and rely upon their own enquiries of the relevant services providers with regards to the proposed development.

PLANNING

South Somerset District Council granted detailed planning permission (Ref.16/02410/FUL) for the erection of 3 dwellings with associated parking and landscaping as well as the demolition of existing barns at North Town Farm, Higher North Town Lane, North Cadbury, BA22 7BX on 6th September 2016. A subsequent Section 73 application to vary the approved plans to 3 detached dwellings was approved on 30th March 2017. Pre-commencement conditions were discharged in December 2018 (Ref.18/03618/DOC) and confirmation was received in April 2019 from South Somerset following a site visit from Dave Kenyon, that works have materially commenced within the requisite period and this constitutes a commencement of the planning permission. **PLEASE NOTE:** Full working drawings and engineers calculations for the 3 houses have also been produced but were not submitted to the Council, and these may be available by negotiation.

A further outline planning application (Ref.19/02235/OUT) was submitted in August 2019 for the erection of 5 dwellings (with all matters reserved) on the site and this was approved by the Council on 15th January 2020.

Copies of the plans, planning permissions and technical information are held on file by the agents and available via a dropbox link upon request.

METHOD OF SALE

Offers are invited in the region of £750,000 for this freehold site highlighted in red. The additional land to the north (highlighted in blue) may be available by negotiation.

VIEWING

Please contact Philip Taverner at KLP to arrange an accompanied viewing.

CONTACT



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Ref: 698/PT/R1

Proposed site layout plan for the 3 houses (not to scale)



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B	18.01.17	General alterations for S73 application	AB
A	28.07.16	Amendments to parking layout and removal of porches to plots 2 and 3	AB
Rev	Date	Description	Dm

boon brown
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Project
Proposed Residential Development
near North Cadbury,
Somerset

Client
Mr and Mrs Longman

Drawing Title
Proposed Site Plan

Scale	1/500 @ A3	Date	03/02/16
Drawn	AB	CHKD	-
DWG No.	3569/PL/02	Rev.	B



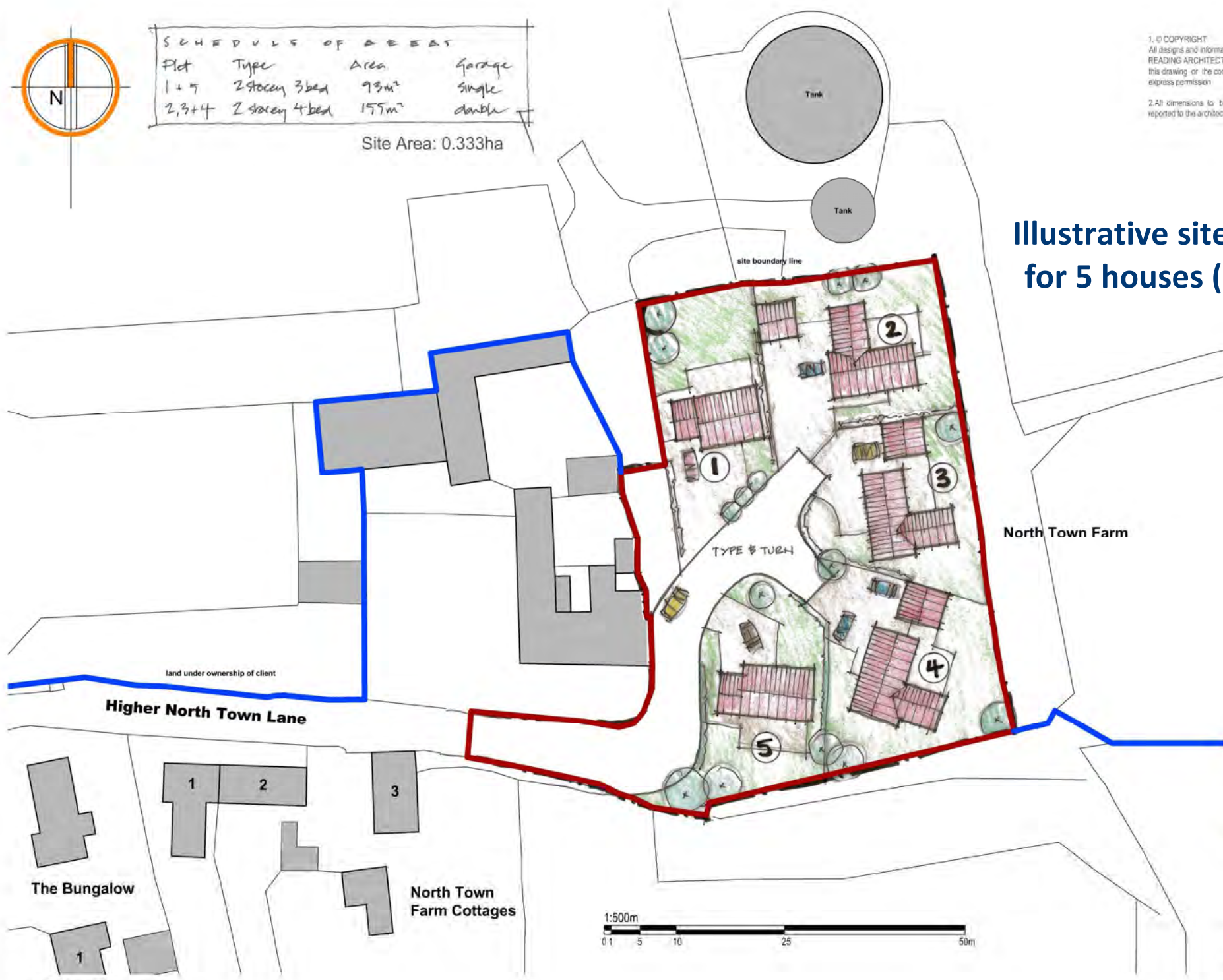
SCHEDULE OF AREAS			
Plot	Type	Area	Garage
1+5	2 storey 3 bed	95m ²	single
2,3+4	2 storey 4 bed	155m ²	double

Site Area: 0.333ha

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2. All dimensions to be checked on site and any discrepancy immediately reported to the architect.

Illustrative site layout plan for 5 houses (not to scale)



Revision:

Collier Reading Architects

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Mr P Longman

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Site Plan as PROPOSED

1:500 @ A3

July 2019

AJ / SR

S5917/ 100

Site Plan (1:500)





Google Earth

Google Earth Aerial Image
Approximate site boundary edged red
Additional land edged blue



80 m



View across the site looking NW



View across the site looking south