

# DEVELOPMENT SITE FOR 5 DWELLINGS

## NORTH CADBURY, BA22 7BX



- Full commenced planning permission for 3 dwellings
- Alternative, Outline Planning Permission for 5 dwellings
- Approximately 0.60 ha (1.48 acres)
- Offers in the region of £775,000



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, and the subsequent Reserved Matters Planning application (Ref.22/03398/REM) was validated by South Somerset District Council on 6<sup>th</sup> December 2022 and is pending a decision.

The site being sold extends to approximately 0.60 hectares (1.48 acres) as highlighted in red on the OS plan.

## 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 6<sup>th</sup> September 2016. A subsequent Section 73 application (Ref.17/00651/S73) to vary the approved plans to 3 detached dwellings was approved on 30<sup>th</sup> 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 15<sup>th</sup> January 2020. A subsequent reserved matters planning application (Ref.22/03398/REM) was validated by South Somerset District Council on 6<sup>th</sup> December 2022 and is pending a decision.

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 £775,000 for this freehold site highlighted in red.

## VIEWING

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

## CONTACT - Ref: 698/PT/R2



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: [philip@klp.land](mailto:philip@klp.land)

Tel. 01392 879300 or 07866 522910

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

• All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted  
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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  
ARCHITECTS

Motivo  
Avington  
Yarnell  
Somerset  
BA20 2FG

Unit 63  
Spaces Business Centre  
15-17 Ingate Place  
London  
SW8 3NS

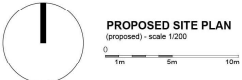
T: 01935 420803  
T: 020 338 78864  
F: 01935 475466  
W: www.boonbrown.com  
E: info@boonbrown.com

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



PROPOSED SITE PLAN  
(proposed) - scale 1:200

# Proposed site layout plan for 5 houses (not to scale)

A	21/11/22	First Issue	MB
Rev	Date	Description	Drn

boon brown

A: Molve, Abington, Yeovil, Somerset, BA20 2FG T: 01935 420803  
A: Tunstall Hall, Berrys Grove, London, SW9 8DF T: 0207 4881558  
W: www.boonbrown.com E: info@boonbrown.com

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Project  
**NORTH TOWN FARM,  
HIGHER NORTH TOWN,  
NORTH CADBURY  
BA22 7BX**

Client  
**Mr Paul Longman**

Drawing Title  
**Proposed Site Plan**

Scale	Date	Drawn	Chk'd
1: 200 @ A1	21/11/22	MB	HE
DWG No.	Rev.		
4897-BB-XX-XX-DR-A-0003	A		



# OS Location Plan (not to scale)







Google Earth

Google Earth Aerial Image  
Approximate site boundary edged red



80 m





View across the site looking NW





View across the site looking south