

DEVELOPMENT SITE FOR UP TO 81 DWELLINGS

NORTH CADBURY, BA22 7DF



- Pending Outline Planning Application Ref.21/01455/OUT
- Promotion, Option or Conditional Offers

THE SITE – BA22 7DF

An opportunity to acquire a potential greenfield development site in this sought-after area of South Somerset. There is a pending outline planning application (Ref.21/01455/OUT) with all matters reserved except for access, for up to 81 dwellings. The vendor is seeking either a promoter or a developer to work in conjunction to conclude this planning application which was validated by South Somerset District Council on 30th April 2021 and is still pending a decision.

The site is situated on the western boundary of North Cadbury with existing public footpath links to the village. The proposed access road to the site is direct from the A359 to the north and across land in the vendor's ownership to the site. The development site itself (excluding the access road) extends to approximately 6.05 hectares (14.95 acres).

NORTH CADBURY

The sought-after village of North Cadbury is a thriving settlement and set within typically attractive South Somerset rural countryside. It has a local store, primary school, public house and village hall. It 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. It 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 southwest.

METHOD OF SALE

Conditional offers for the site are invited, subject to planning permission, with the prospective purchaser working alongside the vendor to achieve the planning permission. The vendor will also consider offers for a promotion or option agreement to see the planning application through to a conclusion.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

PLANNING

An Outline planning application with all matters reserved except access, for up to 81 dwellings, a new access road, a new junction on to the A359, open space, school parking and drop off, landscaping and associated works at land at Ridgeway Lane, North Cadbury was validated by South Somerset District Council on 30th April 2021 and is pending a decision.

Copies of the plans and planning documents are held by the agents.

SERVICES

All interested parties should make and rely upon their own enquiries of the relevant services providers.

CONTACT – REF: 858/PT/R1



Newcourt Barton, Clyst Road

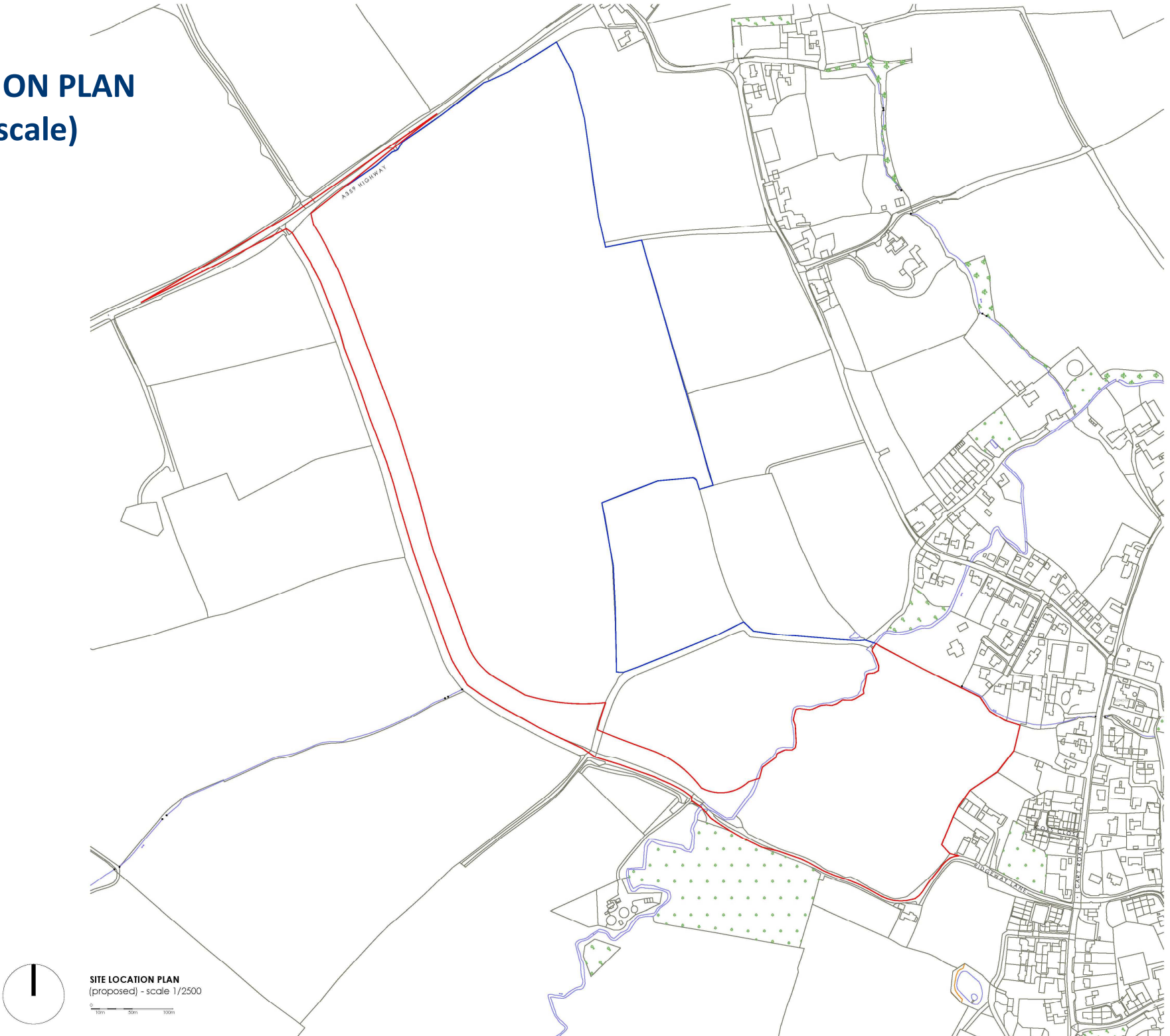
Topsham, Exeter, EX3 0DB

Email: philip@klp.land

Tel. 01392 879300 or 07866 522910

OS LOCATION PLAN

(not to scale)



ILLUSTRATIVE SITE LAYOUT PLAN (not to scale)



LEGEND

- EXISTING FOOTPATH RETAINED
- EXISTING FOOTPATH DIVERSION
- PROPOSED GREEN LINKS
- EA MODELLED FLOOD ZONE + 600MM FREEBOARD
- EXISTING TREE WITH ROOT PROTECTION ZONE DOTTED
- TREE TO BE REMOVED
- HEDGE TO BE REMOVED
- PROPOSED TREE
- ACCESSIBLE PARKING BAY
- PUBLIC PARKING BAY
- MAINTENANCE PARKING BAY
- VISITOR PARKING BAY

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boon brown

Architect: Ridgeway House
Address: 14 Ridgeway Lane
Yeovil: BA20 2PS
Tel: 01935 435444
Email: info@boonbrown.com

Project: Proposed Development at LAND AT RIDGEWAY NORTH CADBURY YEovil

Client: MR PAUL LONGMAN

Drawing Title: PLANNING SITE LAYOUT

Scale	1:500 @ A0	Date	02/03/21
Drawn	JG	Checked	AB
DWG No.	3797-BB-A-PL201	Rev.	B



Aerial view looking west (site approx. outlined)



Aerial view of the site (approx. outlined) looking east