

DEVELOPMENT SITE FOR c. 52 DWELLINGS

BALTONSBOROUGH, BA6 8PT

Aerial view of the application site facing west

RESERVED MATTERS APPROVAL FOR 36 DWELLINGS (2016/1076/REM)
OUTLINE PLANNING PERMISSION FOR FURTHER DWELLINGS (2015/2532/OTS)
APPROX. 2.37 HA / 5.86 ACRES

FOR SALE BY PRIVATE TREATY

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THE SITE - BA6 8PT

This is a fantastic opportunity to acquire a development site with planning permission for c. 52 dwellings (reserved matters approval for 36 dwellings and outline approval for further c. 16 dwellings) situated on the eastern edge of the popular village of Baltonsborough, some 4 miles from Glastonbury. The area of the site with reserved matters approval is shown on the proposed layout plan to comprise 2 x 1 bedroom dwellings, 9 x 2 bedroom dwellings, 14 x 3 bedroom dwellings and 11 x 4 bedroom dwellings.

The site is ideally located for both village life and has great communication links to the nearby A37 and A303; it is positioned within easy reach of Glastonbury, Wells, Street and Castle Cary where there is a mainline railway station with trains to London Paddington. The site is relatively level and has both storm and foul water drainage in place to serve the proposed development. There are some risings on the western part of the site which were placed there during development of the houses situated to the north – an estimate for removal of this material along with a comprehensive GI investigation are both available to interested parties upon request.

An aerial video has been produced which provides an excellent overview of the site and is available here: www.klp.land/land/197

BALTONSBOROUGH

The village of Baltonsborough (population of c. 1000) is positioned some 4 miles to the south east of Glastonbury, 6 miles from Street and 9 miles from Castle Cary. The village is surrounded by delightful countryside offering views towards the Tor and Mendip Hills. The village offers local facilities including a parish church, post office, C of E Primary School, pub and active village hall. Other nearby schools include Strode College, Crispins, Millfield Senior School and Junior Schools (both within about 10 mins drive), Kings School Bruton, Wells Cathedral School, Downside and All Hallows. There are an extensive range of shopping and business facilities in Glastonbury, Street and Wells. Surrounding the village is unspoilt countryside with green meadows, excellent footpaths and picturesque bridleways.

PLANNING AND TECHICAL

Outline planning permission (Ref. 2013/1536) was approved by Mendip District Council on the 29th September 2014 for erection of dwellings and employment buildings on the site. Subsequently, reserved matters application (Ref. 2016/1076/REM) was approved on the 21st November 2016 for the “erection of 36 dwellings together with ancillary buildings and highway works addressing all reserved matters: Access, Appearance, Landscaping, Layout and Scale”. Eleven of these dwellings are proposed to be affordable. An application to discharge planning conditions 10, 11, 12, 13 and 14 (Ref: 2016/1073/APP) in respect of the initial outline approval was also approved on 23rd February 2017.

Part of the site, situated to the south east of the area which benefits the reserved matters approval above offers outline planning consent (ref. 2015/2532/OTS) granted on appeal (Ref. APP/Q3305/W/16/3152101) on the 20th October 2016 for “the erection of dwellings together with highways works”. It is anticipated that c. 16 dwellings will be developed on this section of the site.

There are no CIL payments required as part of the above approvals. A unilateral undertaking accompanying the above consent provides that an Education Contribution of £2,801.40 will be made per dwelling and an Open Space contribution of £1,304.73 per dwelling.

A phase 2 intrusive land assessment was carried out by SLR and is available to interested parties upon request. This will be assignable to the eventual purchasers.

A full technical pack including copies of the planning papers, permissions, S106 agreement, utility information, ground report and other information is available from the Agents upon request.

METHOD OF SALE

Offers are invited for this freehold property by private treaty.

VIEWING

In the first instance please contact the agents to arrange access.

AGENTS NOTES

The vendors do not intend to charge VAT on the sale.

CONTACT
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Aerial view of the application site outlined

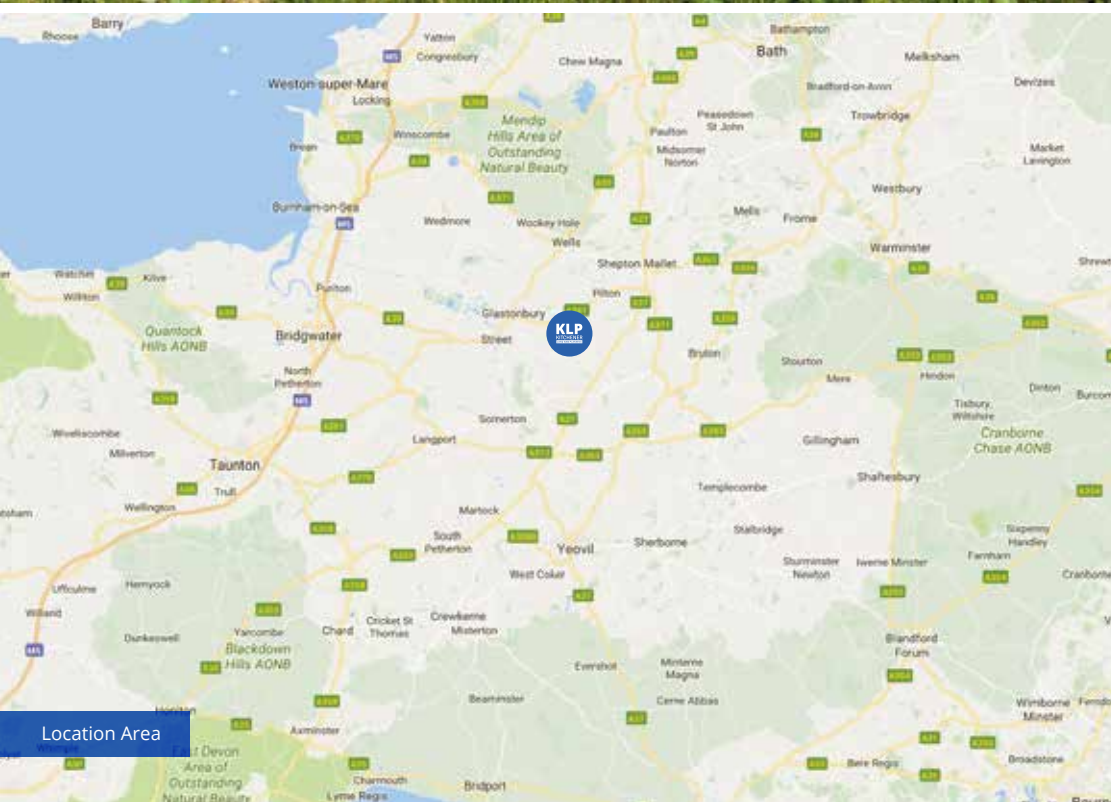




Photograph showing part of the site facing north east



Photograph showing entrance to the site facing south west



Location Area



Location Plan

Aerial photograph with the application site outlined facing north east

