

DEVELOPMENT SITE FOR 125 DWELLINGS

CASTLE CARY, SOMERSET, BA7 7PA

Aerial photograph showing approximate site boundary

OUTLINE PLANNING PERMISSION
APPROX. 7.57 HA / 18.7 ACRES

OFFERS INVITED

KLP
KITCHENER
LAND AND PLANNING

THE SITE

A greenfield residential development site with the benefit of outline planning permission which is located on the north-west edge of the popular market town of Castle Cary. The site currently comprises of agricultural land and buildings, together with a detached three bedroom bungalow. The bungalow does not constitute part of the development, but is included within the sale. The land ranges from level to gently sloping in topography. The planning application was made in outline, with all other matters reserved apart from the means of access. The proposal is designed around a low-density housing scheme with good-sized gardens and approximately 1.47ha (3.63 acres) of open space designated for residential buffer criteria and Local Equipped Play Area which will serve the development and wider area.

CASTLE CARY

Castle Cary is one of the most sought-after Somerset towns offering a comprehensive range of educational, shopping, leisure and employment facilities. It is extremely popular, catering for a wide catchment area and several nearby villages. Major communications are within easy reach with the A303 close by, the nearby A37 providing access to Bristol and Bath and the A361 and A39 providing communication to the M5. The mainline railway station provides an excellent service to London Paddington and Bristol International Airport is within approximately an hour's drive.

METHOD OF SALE

Offers are invited for this freehold site.

VAT

Please note that VAT will be payable on the purchase price.

RIGHTS OF WAY AND EASEMENTS

The property is sold subject to and with the benefit of rights including rights of way whether public or private, light, support, drainage, water and electricity supplies, easements, covenants etc. whether referred to in these Particulars of Sale or not. Purchasers are advised to make their own enquiries as to the presence of any Rights of Way and Easements.

VIEWING

Strictly by appointment with the joint agents, please contact either Kitchener Land and Planning on 01392 879300 or Cooper & Tanner on 01458 834288.

SERVICES

A utility service capacity assessment and service records report has been undertaken by Teignconsult and a copy is available within the planning and technical pack. However, interested parties should make and rely upon their own enquiries as to the availability and capacity of any services.

PLANNING

Planning consent was allowed at appeal (reference: APP/R3325/W/15/3121541) on 12th January 2017 for the demolition of all existing structures (including agricultural buildings and bungalow) and development to provide up to 125 residential units (including 35% affordable), associated landscaping, access and infrastructure.

There is a Section 106 Legal Agreement which includes the following:

- 35% Affordable Housing, of which 67% available as Social Rented Dwellings and 33% as Affordable Rented Dwellings or Shared Ownership Dwellings.
- Changing Room Contribution
- Community Hall Facilities Contribution
- Education Contribution
- Equipped Play Contribution and provision of LEAP site
- Play area contribution and Playing Pitch contribution
- Theatre and Arts Centre Contribution
- Youth Facilities Contribution

A full planning and technical information pack is available upon request from KLP.

CONTACT



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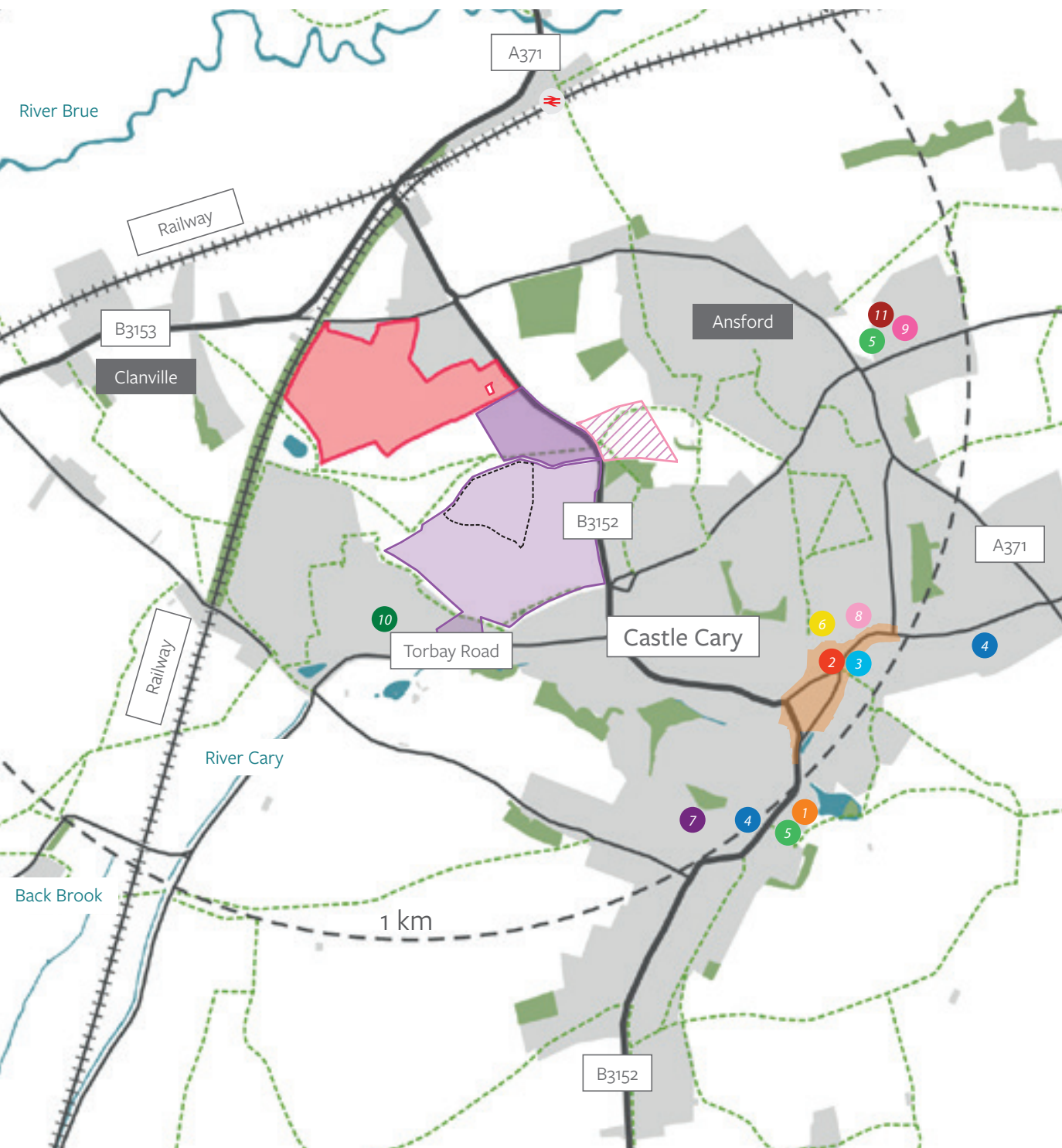
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Site location and context plan

Land at Wayside Farm, Castle Cary



- Application area
- 1 Site of Cary Castle
- 2 Castle Cary Museum
- 3 Town Council
- 4 Churches
- 5 Schools
- 6 Post Office
- ⚡ Railway Station
- 7 Medical Surgery
- 8 Library
- 9 Caryford Community Hall
- 10 Employment
- 11 Caryford Fitness & Leisure Centre
- Town Centre
- Areas with live planning applications
- Site with planning permission
- Approximate location of proposed primary school in adjacent application

Aerial view of site from South West



Aerial view looking east towards Castle Cary

