

PRIME RESIDENTIAL DEVELOPMENT LAND

LAND WEST OF GAINSBOROUGH, MILBORNE PORT, SOMERSET, DT9 5BA

1.88 HA (4.65 ACRES)
OUTLINE PLANNING PERMISSION GRANTED ON APPEAL
UPTO 46 RESIDENTIAL UNITS (INCLUDING 35% AFFORDABLE)

FOR SALE BY PRIVATE TREATY

KLP
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LAND AND PLANNING

THE SITE

This is a very attractive greenfield residential development site extending to approximately 1.88 ha (4.65 acres) located on the western fringe of Milborne Port with road frontage and access onto Gainsborough Road. The land has a gentle rise to the northern boundary and as such affords stunning countryside views back across Milborne Port to the east and south. Mature established hedgerows denote all boundaries except the southern which will need to be defined and agreed prior to exchange of contracts. The site is situated approximately 500m from the centre of the village.

The permission allows for the development of up to 46 residential units and requires affordable housing at 35% of the dwellings developed.

MILBORNE PORT

Milborne Port is a large picturesque village located astride the A30 on the South Eastern part of Somerset, on the edge of the Blackmore Vale and close to the Dorset border. The village is set in beautiful countryside and benefits from a range of shops and services including post office, doctors' surgery, library, churches, pubs, playing fields, children's play areas, as well as a good range of clubs and societies. The market town of Sherborne lies 3 miles to the west whilst the larger town of Yeovil is a further 6 miles to the west via the A30.

PLANNING

Planning permission was granted on appeal for the development of up to 46 residential units (including 35% affordable housing), associated access, parking, landscaping and infrastructure on land west of Gainsborough, Milborne Port, Somerset in accordance with the terms of the application Ref 16/04237/OUT, dated 28 September 2016, subject to the schedule of conditions attached to the appeal decision letter dated 14 July 2017 Ref:APP/R3325/W/17/3167634.

The Unilateral Undertaking dated 11 April 2017 submitted with application 16/04237/OUT makes arrangements for the provision of affordable housing and financial contributions towards equipped play space, youth facilities, playing pitches and changing rooms, education, maintenance of public open space and a travel plan.

TECHNICAL

A full pack of technical information including copies of the planning permission, unilateral undertaking, planning documentation, utility information and geotechnical report is available from the agents.

METHOD OF SALE

The freehold of the site is offered for sale by private treaty.

VAT

The Vendor will be charging VAT on the sale.

VIEWING

On site at any reasonable time but in the first instance as the land is actively farmed please contact the agents to confirm your intention to view and make access arrangements.

CONTACT

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- Legend
- Application Boundary
- A Ago Sherborne Road
 - B Gainsborough
 - C Doctor's surgery
 - D Play area
 - E Former school house
 - F Pump house

Structuring elements

A cohesive and legible structure with forms inspired by New Town.

- Urban interventions
- 1 Formallayout
 - 2 Simple geometry
 - 3 Detached, semi detached and small terraced groups
 - 4 Consistent building lines
 - 5 Housing orientated to maximise potential of solar gain
 - 6 Layout reminiscent of farmstead with wall to street at the gateway to the village
 - 7 Compact parking courts
 - 8 Low density leafy feel

- Landscape interventions
- 1 Retention of trees and hedgerows
 - 2 Open space and informal recreation space
 - 3 Circular route around scheme
 - 4 Tabletop entrance to scheme
 - 5 Pedestrian access onto existing footpath on Gainsborough
 - 6 Reinstated historic hedgerow



Gainsborough, Milborne Port	A
Illustrative Layout	JT / DCC
160606 L 02 01	1:1000 @ A3
	Sept. 2016

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Drawing Status PLANNING

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY DIMENSIONS ARE TO BE WORKED FROM. THIS DRAWING IS COPYRIGHT.



View of High Street, Milborne Port



Junction of Gainsborough and High Street



Church of St John the Evangelist, Milborne Port



View of High Street, Milborne Port

View from North West across site



Air photograph from the West with approximate white line boundary

