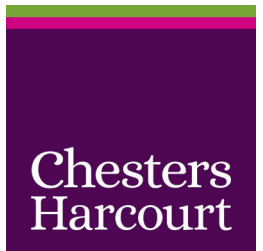




**Crewkerne Commercial and Employment Land for Sale**  
Development Land Parcels to suit occupier requirements  
(Lot sizes up to 3.75 ac)

Station Rd, Crewkerne,  
Somerset, TA18 8AE



## EXECUTIVE SUMMARY

- Well located adjacent to existing industrial park and 800m from town center and Crewkerne Railway Station.
- Available from H2 2024 for development as fully serviced plots or on a design and build basis.
- Employment parcels of 1.37 ac and 3.76 ac
- Commercial parcel of 2.48 ac
- Care Home parcel of 1.68 ac
- All uses will require a new planning application to be submitted. The previous planning permission over the land provides precedent for Class E(c) and (g), B2 and B8 uses.

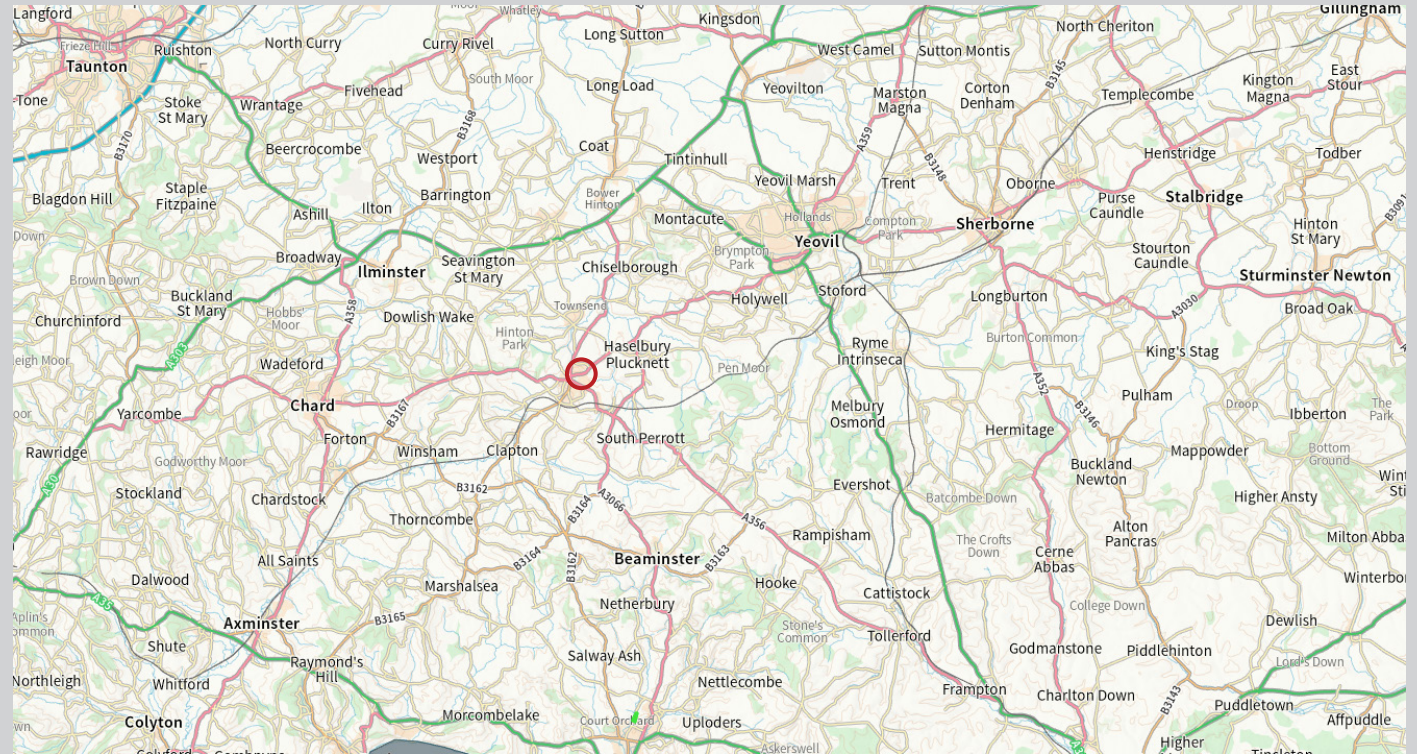
## BACKGROUND

The land available for purchase forms part of Taylor Wimpey's eastern extension to Crewkerne comprising the following planning applications for a total of 635 units and 9.29 net acres of commercial/employment land:

05/00661/OUT - Comprehensive mixed use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements.

14/02141/OUT (amended under 19/03483/S73) - up to 110 residential dwellings (Use Class C3) including layout, scale, appearance and landscaping.

The development significantly redesigns



Crewkerne's road network by providing a link road which will carry traffic around the eastern settlement boundary. Residential development is predominantly allocated to the northern end of the site and commercial, employment, and care uses on the southern junction.

**Chesters Harcourt are instructed to market the parcels as individual lots and welcome expressions of interest. Please contact John Read or Jamie Willis to discuss further.**

## LOCATION

Crewkerne is located approximately 12km (7.5 miles) south west of Yeovil and 11.5km east of Chard (7.1m). The A303 is 5.3 miles by road to the north with journey times to the South Petherton junction of 12 minutes.

The available parcels are located adjacent to an existing industrial park and are 800m east of the town center and 800m north west of Crewkerne Railway Station.

**DESCRIPTION**

The parcels will be presented to the market as fully serviced development platforms available with vacant possession. Full details of servicing and utilities specification are detailed on the 'Land Transfer Plan – Utilities' included in the information pack.

Existing gross areas are set out below.

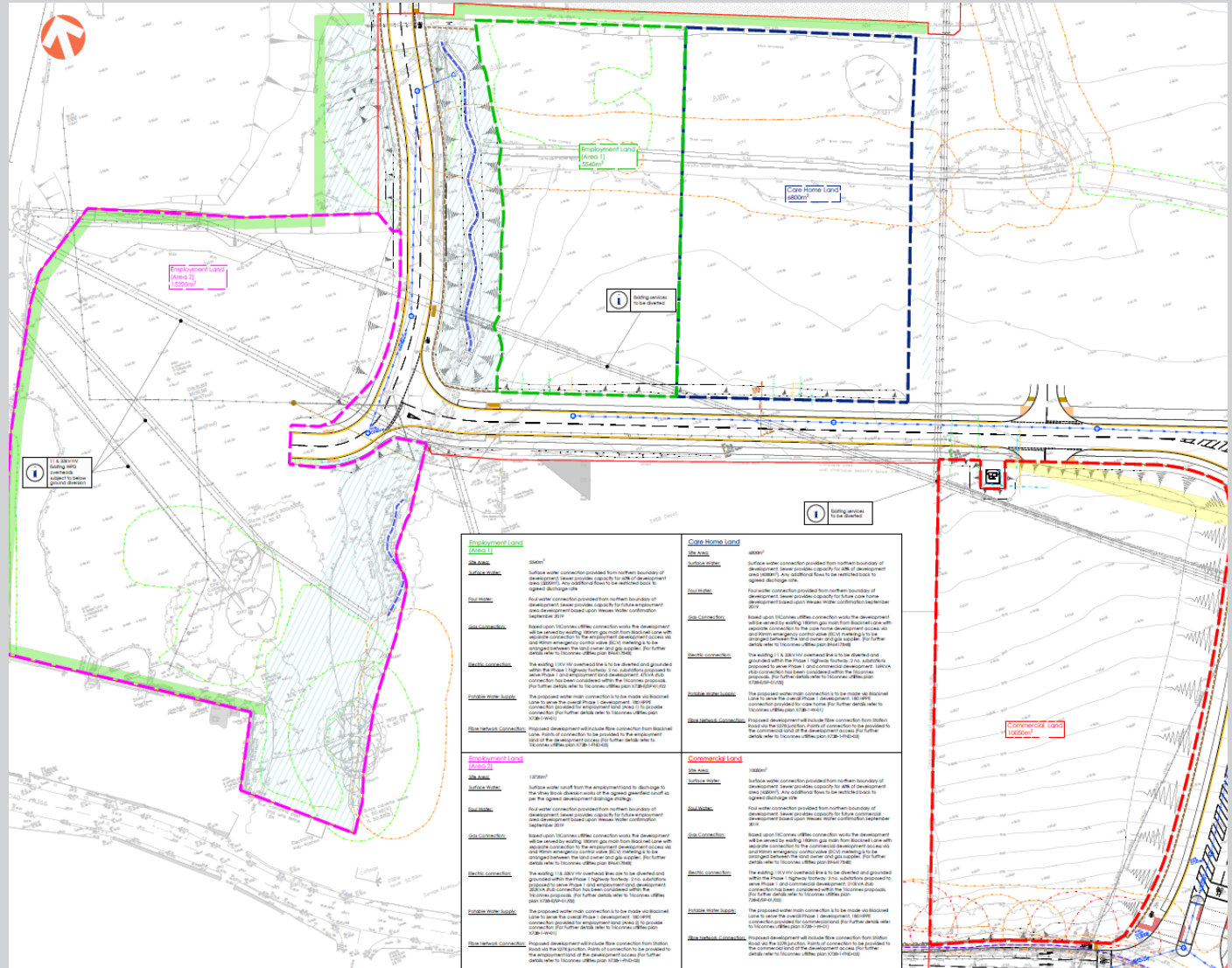
Current intended use (subj. to change)	m2	ha	ac
Care Home Land (Under Offer)	6,799	0.68	1.68
Employment Land Area 1	5,540	0.55	1.37
Employment Land Area 2	15,221	1.52	3.76
Commercial Land	10,049	1.00	2.48
<b>Total</b>	<b>37,608</b>	<b>3.76</b>	<b>9.29</b>

Alternative lot sizes can be discussed.

**PLANNING BACKGROUND**

The wider Taylor Wimpey site at Crewkerne benefits from two extant planning permissions, the original outline for 525 dwellings plus a second outline which covers the southern part of the site, for the employment area and 110 dwellings. The permissions are bound by the same Section 106 Agreement. The southern area was given planning permission following Outline approval 14/02141/OUT and amended under 19/03483/S73.

The ability to make Reserved Matters applications has now expired. As such, any purchaser would need to progress a new full application on the site.



The precedent set by the above-mentioned planning permissions would suggest the land is appropriate for E(c) and (g), B2 and B8 purposes and would therefore suit either retail, office or industrial developments. Other uses may also be appropriate, subject to planning.

**PROPOSALS**

Proposals are invited for the purchase of the freehold of serviced parcels with vacant possession.

VIEWING

The site is visible from the public highway. If you would like to walk the land this is by appointment only. Neither our clients nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents, or consultants whilst on site.

CONTACT

If you would like to discuss the opportunity in more detail please contact:



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**Acting on behalf of Taylor Wimpey**

