

# DEVELOPMENT SITE FOR 5 DWELLINGS

## NORTH CADBURY, BA22 7BX

- Full commenced planning permission for 3 dwellings
- Alternative, Detailed Planning Permission for 5 dwellings
- Approximately 0.60 ha (1.48 acres)
- Offers in the region of £700,000

View across the site looking SE

## THE SITE – BA22 7BX

An opportunity to acquire an “oven-ready” development site with the benefit of commenced detailed planning permission for 3 open market detached houses, situated on the edge of this attractive South Somerset village. This planning consent is also free from any liability for CIL payment as it was granted prior to the adoption of CIL. One of the proposed dwellings has a gross internal floor area (GIA) of approx. 173sqm (1,862sqft) plus a detached double garage, and the other two houses are approx. 122.5sqm (1,319sqft).

An alternative Outline Planning Permission (Ref.19/02235/OUT) for 5 dwellings, spread out across a larger area of the site has also been approved, and subsequent Reserved Matters Planning Permission (Ref.22/03398/REM) has also now been approved by Somerset Council on 8<sup>th</sup> November 2023. The approximate proposed GIA for these 5 houses are: Plots 1 & 5 with 93sqm (1,001sqft) & Plots 2, 3 & 4 with 154.1sqm (1,659sqft). This permission also includes an on-site Phosphate mitigation strategy.

The site being sold extends to approximately 0.60 hectares (1.48 acres) as highlighted in red on the OS plan.

## SITUATION AND AMENITIES

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

## SERVICES

There is no mains gas in the area but we are informed that other mains services are nearby including Wessex Internet for fibre broadband. A plan from Wessex Water showing the mains water and sewer positions is included in the planning and technical pack available from the agents. However, all interested parties should make and rely upon their own enquiries of the relevant services providers with regards to the proposed development.

## PLANNING

South Somerset District Council granted detailed planning permission (Ref.16/02410/FUL) for the erection of 3 dwellings with associated parking and landscaping as well as the demolition of existing barns at North Town Farm, Higher North Town Lane, North Cadbury, BA22 7BX on 6<sup>th</sup> September 2016. A subsequent Section 73 application (Ref.17/00651/S73) to vary the approved plans to 3 detached dwellings was approved on 30<sup>th</sup> March 2017. Pre-commencement conditions were discharged in December 2018 (Ref.18/03618/DOC) and confirmation was received in April 2019 from South Somerset following a site visit from Dave Kenyon, that works have materially commenced within the requisite period and this constitutes a commencement of the planning permission.

**PLEASE NOTE:** Full working drawings and engineers calculations for the 3 houses have also been produced but were not submitted to the Council, and these may be available by negotiation.

A further outline planning application (Ref.19/02235/OUT) was submitted in August 2019 for the erection of 5 dwellings (with all matters reserved) on the site and this was approved by the Council on 15<sup>th</sup> January 2020. A subsequent reserved matters planning application (Ref.22/03398/REM) was validated by South Somerset District Council on 6<sup>th</sup> December 2022 and was approved on 8<sup>th</sup> November 2023.

**This permission also includes an on-site solution to deal with Phosphate mitigation.**

Copies of the plans, planning permissions and technical information are held on file by the agents and available via a dropbox link upon request.

## METHOD OF SALE

Offers are invited in the region of £700,000 for this freehold site highlighted in red.

## VIEWING

Please contact Philip Taverner at KLP to arrange an accompanied viewing.

## CONTACT - Ref: 698/PT/R4



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# Approved site layout plan for the 3 houses (not to scale)



**SITE PLAN**  
(proposed) - scale 1/500

0 2m 10m 20m

- All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted
- Where any drawing is to be read in conjunction with another, including specialists, the two drawings shall be cross-checked and any discrepancies reported to the architect before the work is put in hand
- All dimensions are in millimetres, all levels are in metres, unless shown otherwise
- Any discrepancies in dimensions or details on or between these drawings/specifications should be drawn to the attention of the person shown and or the engineer in writing for clarification
- Drawing prepared solely for the use of client, as detailed in text box, and is not to be copied, lent or used by any third party without written permission

B	18.01.17	General alterations for S73 application	AB
A	28.07.16	Amendments to parking layout and removal of porches to plots 2 and 3	AB
Rev	Date	Description	Dm

**boon brown**  
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**Project**  
 Proposed Residential Development  
 near North Cadbury,  
 Somerset

**Client**  
 Mr and Mrs Longman

**Drawing Title**  
 Proposed Site Plan

Scale	1/500 @ A3	Date	03/02/16
Drawn	AB	CHKD	-
DWG No.	3569/PL/02	Rev.	B

PROPOSED SITE PLAN  
 (proposed) - scale 1:200

# Approved site layout plan for 5 houses (not to scale)



Rev	Date	Description	MB
A	21/11/22	First Issue	MB

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**Project**  
 NORTH TOWN FARM,  
 HIGHER NORTH TOWN,  
 NORTH CADBURY  
 BA22 7BX

**Client**  
 Mr Paul Longman

**Drawing Title**  
 Proposed Site Plan

Scale	Date	Drawn	Chk'd
1: 200 @ A1	21/11/22	MB	HE
DWG No.			Rev.
4897-BB-XX-XX-DR-A-0003			A



# OS Location Plan (not to scale)



North Town Farm

LB

HIGHER NORTH TOWN LANE

The Bungalow

North Town Farm Cottages

Grange Cottages

0m 10m 20m 30m

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Google Earth

Google Earth Aerial Image  
Approximate site boundary edged red

80 m





View across the site looking NW





View across the site looking south