

PARKWAY FARM BUNGALOW & LAND WEST STREET, SOUTH PETHERTON, TA13 5DJ



- Lapsed Detailed Planning Permission for 4 Dwellings
- Approx. 4.10 ha (10.13 acres)
- Guide Price £700,000 (plus overage)

View of the bungalow and access from West Street

THE PROPERTY – TA13 5DJ

An existing detached 3 bedroomed bungalow with outbuildings and approximately 4.10 hectares (10.13 acres) of land situated on the south western edge of the sought-after South Somerset town of South Petherton, approximately just 800m from the centre of the town.

There is a lapsed planning permission (Ref.16/00646/FUL) for the erection of four 4 bedroomed detached dwellings located on the land immediately to the southwest of the existing dwelling. This planning permission also contained a planning condition regarding the demolition and clearance of the former agricultural buildings and yard to the north of the existing dwelling, and restoration of the land to pasture.

With regard to the existing bungalow, as far as we are aware, this currently still has the agricultural occupancy restriction from its original planning permission (Ref.771286) from back in 1978. Although the land for the 4 proposed dwellings to the southwest of the bungalow (and including the proposed access) was released from the Section 52 Agreement dated 11/01/1978 (non-fragmentation), the bungalow was not and is still subject to an occupancy condition (Planning Ref.15/05589/DPO). Bearing in mind that the planning for the 4 dwellings included the condition to clear the “former agricultural buildings”, it is envisaged that an application to lift the restriction on the bungalow is likely to be looked upon favourably by the Council. However, all interested parties should make and rely upon their own planning enquiries of Somerset Council in this regard.

There is a Public Bridleway running northwest to south east which splits the land, with the bungalow, old farm buildings and approximately 1.60 hectares (3.96 acres) to the south west of the Bridleway and the other field of approximately 2.51 hectares (6.20 acres) to the north east of the Bridleway. There is also a Public Footpath running along the length of the property's north western boundary.

SITUATION AND AMENITIES

South Petherton is a sought after small residential country town (also referred to as a village) with attractive surrounding countryside.

It offers a wide range of shopping facilities, a day centre, two schools, library, public house, post office, churches, doctor and veterinary surgeries, chemist, along with bus services to neighbouring towns and villages. The larger centres such as Yeovil (c. 10 miles) and Taunton (c. 18 miles) are nearby and of real benefit are the excellent communication links with the A303 (predominantly dual carriageway to the M3 and London) and M5 close at hand. Mainline rail links are from Taunton or Castle Cary to London Paddington or Yeovil and Crewkerne to London Waterloo.

PLANNING

South Somerset District Council granted full detailed planning permission (Ref.16/00646/FUL) for the erection of 4 new dwellings with associated works, including improvements to the existing access, demolition of the existing buildings to the rear (north) of the existing dwelling and the reinstatement of this land to agricultural use, on land adjacent to Parkway Farm, West Street, South Petherton, TA13 5DJ on 19th September 2016. Copies of the lapsed planning permission and associated plans are held on file by the agents.

All of the land has previously been highlighted for potential residential development within the draft South Somerset Housing and Economic Land Availability Assessment in 2017. Although the land was being considered it was not formally promoted and it did not become allocated in the adopted Local Plan at the time and other sites to the north east were favoured instead.

The South Petherton Neighbourhood Plan has also considered various possible sites around the town for housing and employment development, and this land was highlighted as having moderate capacity to accommodate built development, so is still being considered as a possible candidate site in the future, especially if Somerset cannot demonstrate a 5 year housing land supply.

METHOD OF SALE

Offers invited from a guide price of £700,000.

Please note that an overage clause will form part of any sale, which briefly will comprise payment of 30% of any uplift in value of the property to the landowners and their successors upon planning permission being granted, for a term of 30 years from completion of the sale (detailed terms to be agreed). Please note that other proposals may be considered such as options, conditional contracts and promotion agreements, please contact the sole agents to discuss any proposals in more detail.

SERVICES

The existing bungalow is connected to mains services, however, all interested parties should make and rely upon their own enquiries of all the relevant services providers.

VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact the vendors sole agents to arrange a viewing.

EPC

An energy performance survey has been conducted and the report is held on file by the agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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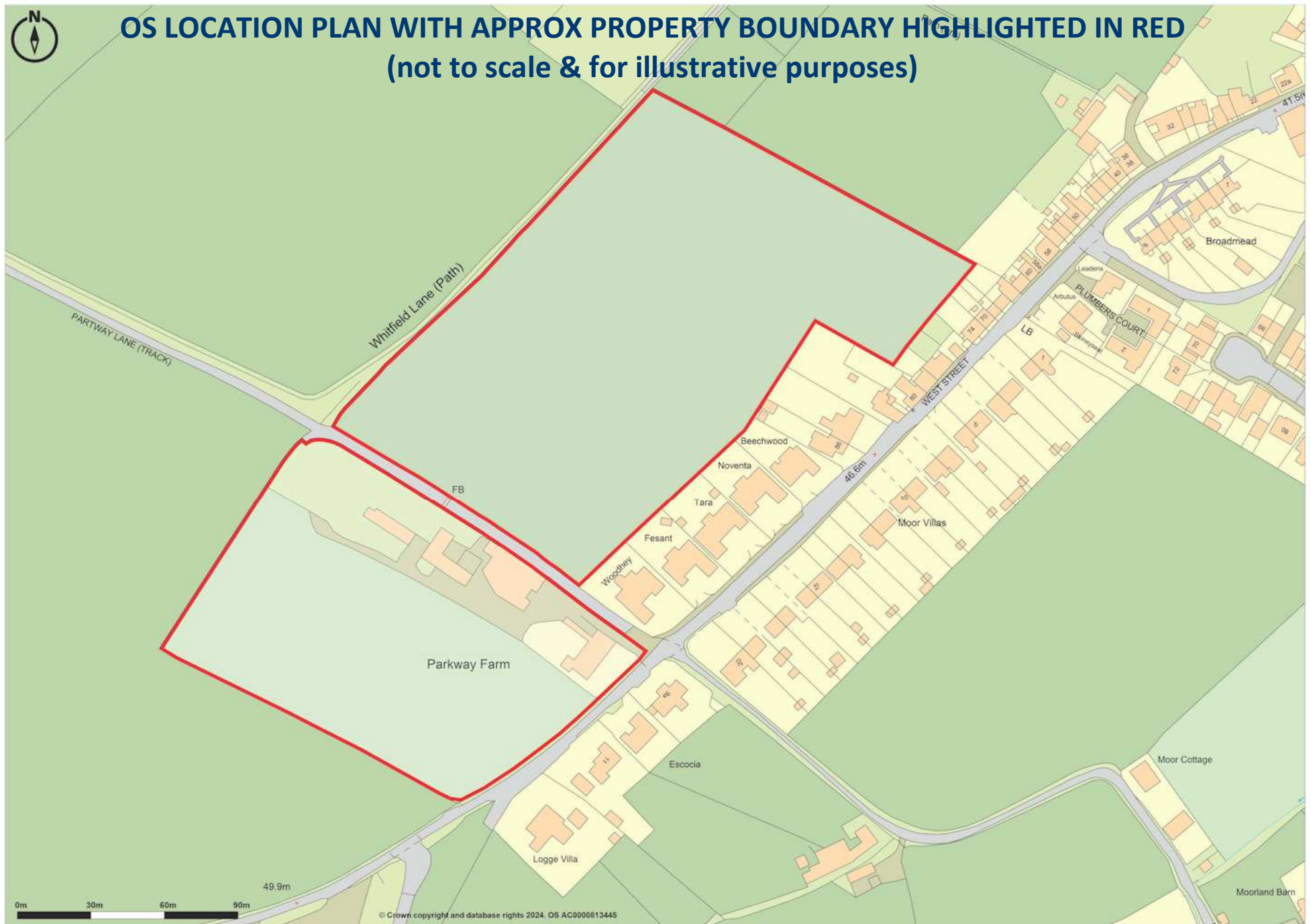
Photo of Existing Kitchen in Bungalow:



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OS LOCATION PLAN WITH APPROX PROPERTY BOUNDARY HIGHLIGHTED IN RED (not to scale & for illustrative purposes)



Proposed Site Plan from Lapsed Planning Permission (Ref.16/00646/FUL)



Rev	Date	Description	Dm
A	28/04/16	Retaining Wall Added	WC



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Project
 Proposed Residential Development of Parkway Farm South Petherton
Client
 Mr Mike Grinler

Drawing Title
 Proposed Site Plan

Scale 1:500 @ A2 Date 09/12/15

Drawn WC CHKD JP





DWG No: 2550/002 Rev: A

This drawing is the property of Boon Brown and should be drawn to the attention of the Boon Brown and/or the engineer in writing for clarification.
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Note: The HELAA does not allocate sites for development nor does it imply that identified sites would be granted planning permission if an application were to be submitted.

OLD DRAFT HELAA PLAN (2017)
Showing the land as being considered,
however, it was not promoted and
was not allocated at the time.

South Somerset HELAA 2017
South Petherton

-  Housing
-  Employment
-  Mixed
-  Parish Boundary

1:7,000



N/SOPE/0012

N/SOPE/0008

N/SOPE/0006/A

N/SOPE/0011/10

N/SOPE/0013



View across the north eastern field looking south east



View of the land, shed & bungalow from West Street looking north