



Residential Development Site for Seven Homes on the Edge of Wells & Mendip Hills AONB
Victoria Farm, Bath Road, West Horrington, Wells

£800,000 Freehold

**COOPER
AND
TANNER**

Victoria Farm

Bath Road, West Horrington

Wells, BA5 3EQ

£800,000 Freehold

- Unique development site with outline consent for demolition of the existing farmhouse and buildings and replacement with seven new build dwellings
- Stunning rural location, on the outskirts of Wells, surrounded by open countryside
- Good road Links to A37 to Bath and A39 to Bristol and regular bus service to Wells and Bath
- 2.5 acre site offering a low density scheme with potential for up to seven bespoke homes
- Planning & Information Pack available on request

Description

Victoria Farm benefits outline consent for the demolition of all buildings on site and replacement with seven new bespoke homes.

The site currently comprises the redundant farmhouse and range of steel and traditional stone buildings. It has been partly cleared and tidied, but responsibility for the removal of built structures will be the purchasers. There is potential, STPP, for an owner occupier seeking to retain the existing buildings or alternative scope for a different scheme.

Level site with excellent road access. Unaffected by the Phosphate issues.

An illustrative site layout (see page 3) was provided as part of the outline submission, which suggested a mix of 3, 4 & 5 bedroom detached home types. It is anticipated this could provide approximately 12,000sqft floor area with estimated total Guide Prices once completed of approximately £4,800,000, scheme and development depending. Parties must satisfy themselves in respect of potential scheme end values.

It will be a low-density site, extending to 2.5 acres, providing an excellent opportunity to create a unique development of quality homes with good sized gardens and potential for ample green space and planting. Rarely available nearby Wells.

Planning

Outline consent approved 11th October 2023. Further details regarding the outline planning consent can be found via the Somerset (Mendip) Council online Planning Portal using reference 2021/2433/OTS. Interested parties must satisfy their own planning investigations. A Planning & Property Information Pack is available upon request from the agent.

Location

Situated at West Horrington, near Wells. It benefits from a regular bus service, adjacent bus stop, to Wells and Bath and there are good road links to the A37 and A39, making Bath and Bristol an easy commuting distance as well as Bristol Airport.



Plot Descriptions

Indicative Scheme Layout Plan (right) was produced as and illustrative development framework but there remains scope for amendment through reserved matters.

Unit	Type – Detached Dwellings
Plot 1	3 Bedrooms, attached garage 3 parking spaces
Plot 2	4 Bedrooms, detached garage 5 parking spaces
Plot 3	5 Bedrooms, detached garage 6 parking spaces
Plot 4	3 Bedrooms, detached garage 3 parking spaces
Plot 5	5 Bedrooms, detached garage 6 parking spaces
Plot 6	3 Bedrooms, attached garage 3 parking spaces
Plot 7	3 Bedrooms, attached garage 3 parking spaces

Method of Sale

Private Treaty.

Viewings

Strictly by prior appointment with Cooper and Tanner.

Tel. 01761 411010 Opt.2. Please note this is a former farmyard site and suitable precautions and care should be taken during viewings.

Information Pack

Full information pack available from the agents. Including Planning Pack, Unilateral Undertaking, Percolation Tests, Contamination Appraisal etc.



Indicative Scheme Layout

Local Council: Somerset Council (former Mendip area)



Road Links

- A37 and A39 nearby

Services: Prospective purchasers must satisfy themselves as to the location and capacity of any services. New mains water and electric supply required and private drainage system.



Train Links

- Castle Cary Station (9.5 miles)



Nearest Schools

- Wells Cathedral School
- The Blue School, Wells
- Horrington Primary School (1.5 miles)

Tenure: Freehold





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