

# Development Land at Manor Farm

Bowden Road, Coombe Hill, Templecombe, Somerset



# Development Land at Manor Farm

Bowden Road  
Coombe Hill  
Templecombe  
Somerset BA8 0LJ

26.06 acres of residential development land with outline planning permission for up to 140 dwellings



26.06 acre(s)

- Residential development land with outline planning permission for up to 140 dwellings. (35% affordable)
- Located on the southern outskirts of this popular south Somerset village.
- The site extends to approximately 10.545 hectares (26.06 acres)

Offers in Excess of: £4,000,000

Freehold

For sale by Informal Tender

Sturminster Professional  
01258 472244

[sturminster@symondsandsampson.co.uk](mailto:sturminster@symondsandsampson.co.uk)





## LOCATION

The site is located on the southern edge of Templecombe, approximately 0.4 mile from the village centre. It is accessed from Bowden Road and is bounded by Bowden Road and residential gardens along its northern boundary, Combe Hill, residential gardens and agricultural land on its eastern boundary and agricultural land on its southern and western boundaries.

Templecombe is a large village boasting a number of convenience stores including a Post Office and cafes and a fish and chip shop. The village benefits from having its own mainline railway station (Exeter to London Waterloo line) as well as a Doctors Surgery, a church, nursery school and primary school.

The larger town of Wincanton lies just 8 kilometers to the north will a good range of services including access onto the A303, Sherborne, Yeovil and Salisbury are all within easy reach.

## DESCRIPTION

The site is approximately 10.545 hectares (26.06 acres) in total, allowing for the development area and on site provision of BNG. It comprises agricultural land, with residential fences and hedge boundaries. The land is gently sloping from north to south.

## PLANNING PERMISSION AND DEVELOPMENT

The site has a resolution to grant Outline Planning Permission subject to the signing of the S106 Agreement (reference 22/03560/OUT) by Somerset Council for up to 140 dwellings (use class C3), public open space, landscape planting and biodiversity enhancements, vehicular access from Bowden Road, community use (flexible use class E, F1 and/or F2), and associated infrastructure, with vehicular access off Bowden Road. at Land OS 6975 South Of Bowden Road Templecombe Somerset.

Biodiversity Net Gain is provided for within the site area.

## SECTION 106 AGREEMENT & CIL

A copy of the completed S106 Agreement will be available in the Data Room when received. A schedule of the agreed contributions has been provided and will be the responsibility of the purchaser to check and due consideration should be made within any offer.

## DIRECTIONS

From the A357 Coombe Hill turn into Bowden Road and the entrance to the land will be found on the left after the last house along the road on leaving the village.

## INFORMATION PACK

Prospective purchasers may access the Data Room via the link that will be provided by Symonds & Sampson upon request.

The Data Room will include the following:

- Complete suite of technical reports and surveys
- Planning application submission including approved plans
- Ground investigation report
- Title and Land Registry details
- Utilities information
- Bidding template

An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance provided from external consultants.

## METHOD OF SALE

The site is offered on the open market, on a subject to contract basis, by informal tender. Any conditional offer must clearly state such conditions. Offers are to be submitted in accordance with the bidding template contained in the sales particulars. Close date being 7th February 2025 at 12 noon.

Offers are to be submitted by post or email to Edward Dyke FRICS FAAV, Symonds & Sampson LLP, Agriculture House, Market Place, Sturminster Newton, DT10 1DU  
Email: edyke@symondsandsampson.co.uk Tel: 01258 472244

## VACANT POSSESSION

The property will be sold freehold with vacant possession on legal completion.

## OVERAGE AND SPECIAL CONDITIONS

- Prospective purchasers to include overage/value uplift provision as part of their offer
- Access track is to be installed through the site to provide access to retained land to south
- A mains water pipe is to be installed to the boundary of the retained land to the south

## LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking of up to £20,000 in the event they withdraw from the transaction following agreement of the Heads of Terms and issuing of draft documentation.

## VAT

The land is elected to tax for VAT.

## CONTACT

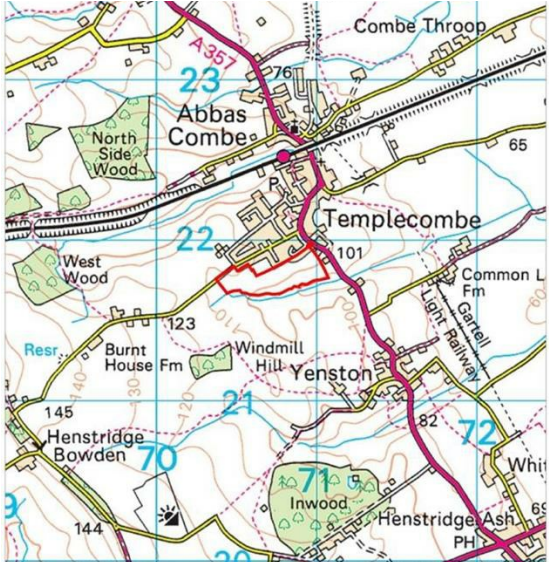
Edward Dyke FRICS FAAV, Symonds & Sampson LLP,  
Agriculture House, Market Place,  
Sturminster Newton, DT10 1AR  
Email: edyke@symondsandsampson.co.uk  
Tel: 01258 472244

## VIEWING

The site may be inspected by prior appointment with the selling agent.

ED/20/08/2024





01258 472244

sturminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Agriculture House, Market Place,  
Sturminster Newton, Dorset DT10 1AR



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