

# Development Site Green Farm, Higher Mudford, Yeovil, Somerset

2.30 Acres Development Land.

Guide Price  
**£750,000**  
 Freehold

**Symonds & Sampson**

ESTABLISHED 1858

Hardingstone

Meadow End

NORTH EASTERN GREEN AREA TO BE PLANTED WITH NATIVE TREE MIX OF:  
 HAZEL  
 ALDER  
 FIELD MAPLE  
 HAWTHORNE.  
 PLANTING TO ASSIST WITH SCREENING OF DEVELOPMENT AND PROVIDE WILDLIFE AREA. AREA TO BE MAINTAINED AS OPEN GREEN SPACE AS PER ECOLOGY REPORTING.

ALL SITE BOUNDARIES WITH PERMANENT BUFFERS AND TO BE REINFORCED BY NATIVE HEDGEROW PLANTING AS PER ECOLOGY REPORTING

SITE PLANTING TO BE 3.2m BEDCH HEDGE

ALL SITE FENCES TO BE TIMBER P&R AND TO ENSURE SMALL MAMMAL ACCESS PROVISIONS AS PER ECOLOGY REPORTING

SITE WALLS TO BE 0.9m MASONRY

ALL BUILDINGS TO BE REMOVED SHOWN IN DASHED BLUE

NEW SITE ENTRANCE:  
 TO BE FORMED USING A HARD SURFACE AND CHECK DAMS - MINIMUM WIDTH 3M

SITE LINE 'A' - SOUTH: 2.4M X 56M WITH NO OBSTRUCTION ABOVE 0.6M. VERGE AND PLANTING TO BE MAINTAINED >0.6M - <2M ALONG EXTENTS OF STOPPING SIGHT LINE.

NO  
 2M  
 E.  
 X OF:

POSSIBLE LOCATION FOR DRAINAGE PLANT



**Development Site Green Farm,  
Higher Mudford,  
Yeovil,  
Somerset, BA21 5TD**

- 2.30 Acres Development Land
- Application submitted for Demolition of existing agricultural buildings with prior approval to form 5 dwellings under Class Q,
- And the erection of 5 No. replacement residential dwellings
- Plus the conversion of existing traditional range of agricultural buildings to form an additional 7 no. C3 dwellinghouses
- Plus garaging and including the change of use of agricultural land to residential curtilages
  - Totalling 12 no. dwellinghouses in total.
  - 8 Market Properties & 4 Affordable Properties
- Current Farm Owners Willing to Remove The Farm Buildings at Their Cost
  - Phospates Mitigation has been dealt with

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526

			SUMMARY OF DEVELOPMENT		
PLOT REF	CONSTRUCTION	TYPE	STOREY	BEDS	SIZE (m <sup>2</sup> GIA)
PLOT 1	NEW BUILD	AFFORDABLE	1 STOREY	2	69
PLOT 2	NEW BUILD	AFFORDABLE	1 STOREY	3	89
PLOT 3	NEW BUILD	MARKET	1.5 STOREY	4	170
PLOT 4	NEW BUILD	MARKET	1.5 STOREY	4	171
PLOT 5	NEW BUILD	MARKET	2 STOREY	5	244
PLOT 6	CONVERSION	MARKET	1.5 STOREY	4	142
PLOT 7	CONVERSION	MARKET	1 STOREY	3	98
PLOT 8	CONVERSION	AFFORDABLE	1 STOREY	1	50
PLOT 9	CONVERSION	AFFORDABLE	1 STOREY	2	74
PLOT 10	CONVERSION	MARKET	1 STOREY	1	65
PLOT 11	CONVERSION	MARKET	1.5 STOREY	3	107
PLOT 12	CONVERSION	MARKET	1.5 STOREY	3	136
		<b>8 MARKET</b>			
		<b>4 AFFORDABLE</b>			
				<b>35</b>	<b>1415</b>



Demolition of existing agricultural buildings with prior approval to form 5 dwellings under Class Q, and the erection of 5 No. replacement residential dwellings plus the conversion of the existing traditional range of agricultural buildings to form an additional 7 no. C3 dwellinghouses plus garaging and including the change of use of agricultural land to residential curtilages, totalling 12 no. dwellinghouses in total.

#### Situation

The little Hamlet of Up Mudford lies approximately 1/4 mile from Mudford Village which has its own recreation ground, church and public House. The regional centre of Yeovil Town lies 1.5 miles distant.

Nearby Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park, for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Ham Hill to the west of Yeovil is centred on a huge Iron Age hill fort and is popular for picnicking, walking and

mountain biking in the grassy hollows of the old quarry workings.

Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level and Yeovil Town Football Club otherwise known as the Glovers.

There are extensive opportunities for equestrian sport and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Being close to the borders of Dorset and the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff, all within an hour's drive.

There is a wide choice of schools locally, both in the

independent and state sectors. The nearby secondary schools include Bucklers Mead Academy, Westfield Academy and Preston School Academy along with Yeovil College of Further Education. There's Perrott Hill School, which comprises a Montessori nursery, pre-prep and prep school and other independent local schools include the Sherborne Schools, Millfield at Street, Hazlegrove, Bryanston, Wells and King's College Taunton.

#### Location

what3words:  
///tiny.grad.square

#### Agents Notes

Decision notice awaiting from Somerset Council Planning Department.





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& Sampson

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