

Sunnydene Farm (Residential Development Site)

Bridgehampton, Yeovil, Somerset

Sunnydene Farm

Bridgehampton
Yeovil
Somerset
BA22 8HG

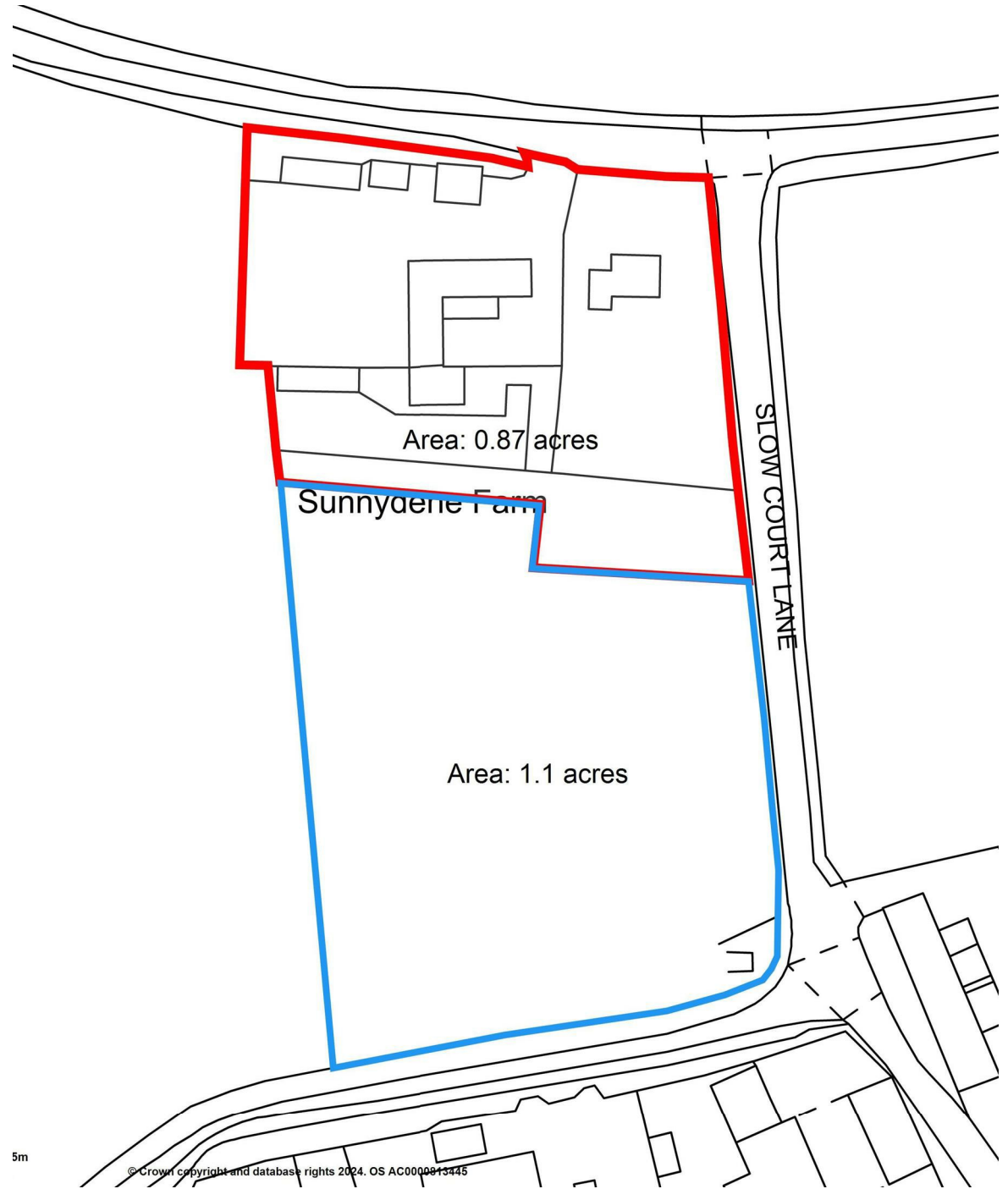
- Residential Development Site
- Detailed Planning for seven (7) Residential Units
 - 0.87 Acre Site (0.35-hectares)
- Further 1.1 Acre Field Available by Separate Negotiation
Guide £40,000
 - Planning Ref: 20/01206/FUL
- PHOSPHATE MITIGATION STRATEGY (In Place with
Buyers Being Responsible for Implementation)

Guide Price £750,000

Freehold

Yeovil Sales
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The site extends, in total, to approximately 0.35-hectares (0.87-acres). The field (to the south of the site) extends, in total, to approximately 0.46-hectares (1.13-acres). It is available by separate negotiation.

THE SITE

Residential development site with detailed planning permission for the erection of 7no. dwellings (all open market), together with associated infrastructure works.

The site extends, in total, to approximately 0.35-hectares (0.87-acres).

The field (to the south of the site) extends, in total, to approximately 0.46-hectares (1.13-acres). It is available by separate negotiation at a Guide Price of £40,000.

Sunnydene Farm is located to the west of the village of West Camel and to the south of the A303. It is set in open countryside and is the only property along a no through road. It is located just 0.6-kilometres (0.4-miles) from the A303, which is ideal for those commuting to work.

The site that is being offered for sale is shown outlined in red on the site plan, which is shown overleaf. It is shown for identification purposes only and the plan is not to be relied upon.

The field (to the south of the site) extends, in total, to approximately 0.46-hectares (1.13-acres). It is available by separate negotiation at a guide price of £40,000. The field is shown outlined in blue on the site plan.

DETAILED PLANNING PERMISSION

SSDC, dated 1st December 2022, granted detailed planning permission (application number: 20/01206/FUL) for the demolition of the existing farmhouse and outbuildings and the erection of 7no. dwellings (all open market), together with associated infrastructure works. The permission is subject to 24no. conditions.

SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the detailed planning permission; therefore, there will not be any contributions.

COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will be payable at a rate of £40-per sq. m. (£4.45-per sq. ft.) subject to indexation (BCIS All-in Tender Price Index). The net additional floor space, as set out in the CIL Form 1: CIL Additional Information is 703.3-sq. m. (7,570.2-sq. ft.).

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises 7no. dwellings, together with associated infrastructure works. The scheme has a mix of semi-detached and detached, 2, 3 and 4-bed, 2-storey dwellings. Plots 1, 2 and 5 have double garages and the remaining plots have car parking spaces. Plots 1-6 will be accessed from Keep Street with a new junction. Plot 7 will be accessed from Keep Street with a separate access.

PHOSPHATE MITIGATION STRATEGY

The PRDS has an approved phosphate mitigation strategy in the form of replacing the existing septic tank with a package treatment plant. The buyer will be responsible for the implementation of the solution.



Proposed Plot 1



Proposed Plots 6 & 7

OVERAGE

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

VALUE ADDED TAX

The seller has not (and shall not) opt to tax; therefore, Value Added Tax (VAT) will not be payable in addition to the purchase price. All interested parties should make their own enquiries with HMRC.

FIXTURES AND FITTINGS

All fixtures and fittings are to be excluded from the sale of the site.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Please note that there is a public right of way across the field.

SITUATION

The village of West Camel is within the administrative area of Somerset Council (SC) (formerly South Somerset District Council (SSDC)). Taunton, the county town of Somerset, is approximately

47.6-kilometres (29.6-miles) to the west (via the A303 and A358).

The village has a range of facilities and amenities including All Saints parish church, the Walnut Tree hotel, bar, and restaurant, a playing field with children's play area and a multipurpose sports court and the Davis Hall, which hosts a wide variety of community events and societies. There is a network of footpaths around the village including the Leland Trail, which passes through the village.

Yeovil being the regional centre for the area situated close to the Somerset/Dorset border provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés. 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.

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.

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

Valley.

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 and Bournemouth all within approximately an hour's drive.

SERVICES

All mains services are available near or on the site, with the exception of gas. The farmhouse is currently on a septic tank. All interested parties should make their own enquiries with the Statutory Utility Providers.

DIRECTIONS

what3words:
stew.corporate.buzzards



YEO/SH/04.09.2024



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